

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Prince Edward Grove

Leeds, LS12 6AX

£230,000



Council Tax: B



# 27 Prince Edward Grove

Leeds, LS12 6AX

£230,000



- Immaculate semi detached
- Fully renovated to high standard
- Spacious corner plot with privacy
- Bright reception with large window
- Modern kitchen with high gloss units
- Two bedrooms, double and generous single
- Contemporary fully tiled bathroom
- Sun room overlooking large garden
- Detached garage plus private driveway
- Close to transport, parks, cycle routes

Presenting an immaculate two-bedroom semi-detached house, renovated by the current owner to a high specification and occupying a generous corner plot with exceptional privacy. This outstanding property is ideal for first time buyers and downsizers alike, nestled in a sought-after location with convenient access to public transport links, green spaces, walking and cycling routes.

Upon entry, through the side PORCH/SUNROOM you are welcomed into the entrance vestibule with access to a spacious LIVING ROOM featuring a large front window that bathes the area in natural light, enhanced by laminated wood flooring and elegant ceiling coving. The modern Breakfast KITCHEN offers light grey high gloss units, ample workspace, a built-in oven and hob, integrated LED lighting, space for a fridge freezer, and a practical breakfast table—perfect for relaxed, everyday dining.

The accommodation comprises TWO bedrooms: a double bedroom with over-stairs cupboard and ceiling coving, and a generous single bedroom ideal as a home office, benefitting from LED lighting, laminated wood flooring, and a shelved storage cupboard.

The contemporary BATHROOM is fitted with a fresh white suite, mains shower, glass screen over the bath, heated towel rail, vanity sink and toilet, with fully tiled walls for a stylish touch.

A sunroom/side porch provides tranquil views of the extensive garden, which features seating areas, a lush lawn, and a useful wooden shed. Outside, the detached garage and a drive for 2–3 cars cater to all your parking and storage needs. Viewing is essential to fully appreciate all that this exceptional home has to offer.

Wortley, Leeds, offers the perfect blend of urban convenience and community charm, just one mile from the city centre with excellent transport links and easy motorway access. From modern flats in New Wortley to classic Victorian terraces in Upper Wortley and spacious family homes in Lower Wortley, there's a home to suit every lifestyle. Residents enjoy generous green spaces, including Wortley Recreation Ground, Cliffe Park, and Western Flatts Park, ideal for walks, sports, and family days out. The area boasts a variety of shops, supermarkets, gyms, pubs, and takeaways, all within a friendly, down-to-earth neighbourhood with a proud local history. Whether you're a first-time buyer, a growing family, or simply looking to stay close to Leeds without losing that neighbourhood feel, Wortley is the place to call home.

Tel: 0113 257 6198

## SUNROOM

9'11" x 5'11" (3.03 x 1.81)

## LIVING ROOM

13'3" x 11'3" (4.05 x 3.43)

## DINING KITCHEN

13'3" x 9'1" (4.05 x 2.79)

## BEDROOM ONE

13'3" x 11'4" (4.05 x 3.46)

## BEDROOM TWO

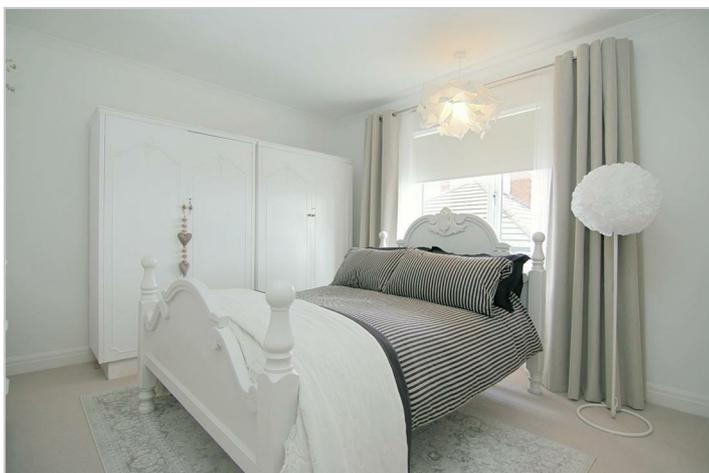
9'10" x 9'2" (3.00 x 2.81)

## BATHROOM

6'2" x 5'9" (1.89 x 1.76)

## GARAGE

17'7" x 7'11" (5.36 x 2.42)



## Road Map



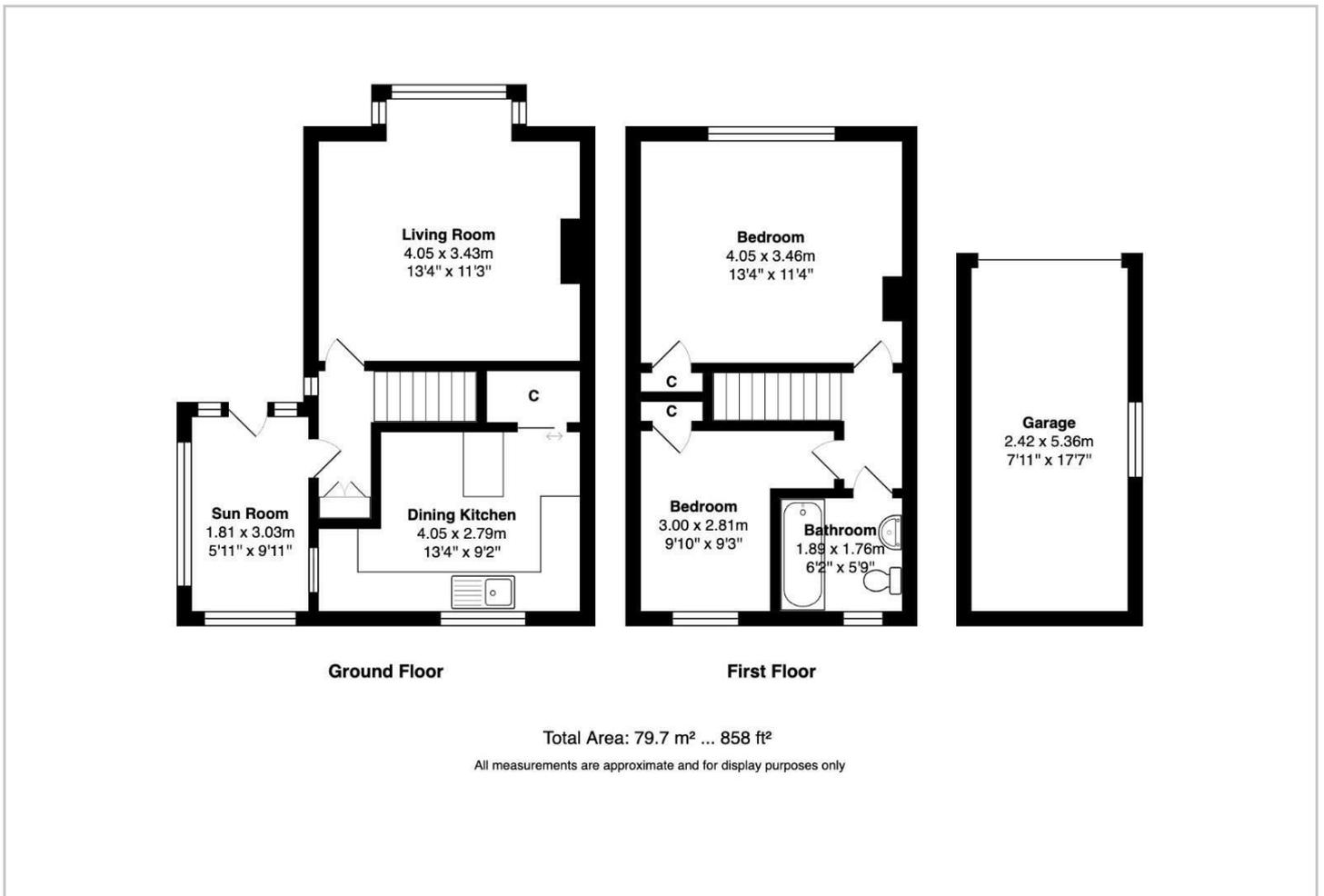
## Hybrid Map



## Terrain Map



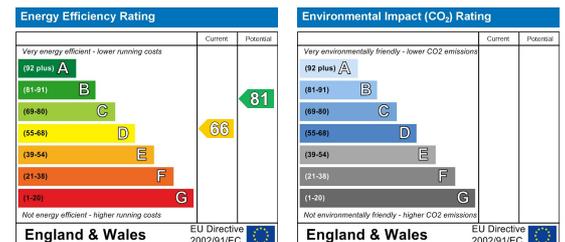
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.