



Victoria Grove, Leeds LS9 9DW

welcome to

Victoria Grove, Leeds

At a PRICE of £145,000 could this be the PERFECT PROPERTY for you? If you're a BUY TO LET investor or a FIRST TIME BUYER, this home offers fantastic potential and includes THREE BEDROOMS and a rear yard. CALL US to view! *** NO CHAIN ***



Lounge

Having the upvc entrance door to the front aspect and a window also to the front. Fire place with a gas fire, and a radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven, electric hob with tiling to the splash areas and a cooker hood over. Also features a window and door to the rear, a door leading down to the cellar and a door to the stairs.

Cellar

A useful cellar space which also houses the utility meters and fuse box.

First Floor Landing

With stairs rising from the ground floor and having a useful storage cupboard.

Bedroom One

Featuring two windows to the front aspect, built in wardrobe and a radiator.

House Bathroom

Equipped with a four piece bathroom suite which includes a bath, a wash hand basin, the w.c and shower cubicle. Also has tiling to the walls, tiling to the floor, a corner radiator and a frosted window.

Second Floor Landing

With stairs continuing from the first floor and having access to the two additional bedrooms.

Bedroom Two

Having a Velux roof window to the rear and a radiator.

Bedroom Three

With a window to the front aspect, and a radiator.

Exterior

Externally the property has a yard area to the rear with decking, fenced boundaries and a single access gate.

Vendor Notes

The complete roof was replaced in 2025 along with a Velux window



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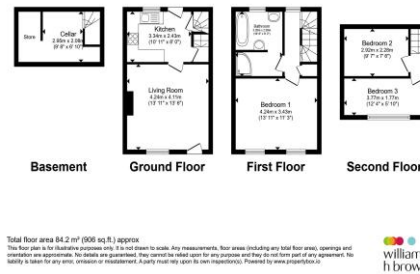
welcome to

Victoria Grove, Leeds

- Mid Terrace Home
- Three Bedrooms
- For Sale With No Chain
- Accommodation Over Three Floors
- Additional Cellar Space

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111848 - 0009

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