



TALBOT GROVE,
LEEDS, LS8 1AB
Guide Price £360,000

5 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

We are delighted to offer this spacious and extended family which offers fantastic living accommodation with the added benefit of having a annexe area to the extension ideal for the ever growing family. Positioned just off street lane with excellent access to the local shops, cafes, bars and the popular primary schools. The large five bedroom family home is also located to great transport links to Leeds, the ring road and Leeds train station. This family home would make an ideal purchase for a growing family.

Accommodation comprising: entrance porch, entrance hallway, living room, open plan kitchen/diner, family room, reception room/bedroom, shower room, five bedrooms and family bathroom.

Viewing highly recommended to appreciate the accommodation and location on offer.

GROUND FLOOR

ENTRANCE PORCH

Leading to entrance hall.

ENTRANCE HALL

Spacious entrance hall with staircase leading to first floor and with newly fitted carpet.

LOUNGE 12'4" x 25'7" (3.76 x 7.80)

Double glazed window to front, newly fitted carpet, telephone point, television point and central heating radiator.

FAMILY ROOM 10'82 x 17'11" (3.26 x 5.46)

Double glazed window to side, storage cupboard, telephone point, television point and central heating radiator.

ANNEXE/RECEPTION ROOM 10'8" x 10'7" (3.26 x 3.22)

Ideal as an annexe with shower room and access to family room with double glazed window to rear and central heating radiator.

SHOWER ROOM

Step in shower cubicle, low level WC, hand wash basin, double glazed window to side and central heating radiator.

DINING KITCHEN 18'9" x 18'9" (5.72 x 5.72)

Fitted wall and base units with work surfaces over, one and half bowl sink, built in oven and hob, tiled flooring, space for dishwasher, double glazed door to rear and central heating radiator.

FIRST FLOOR

LANDING

Galleried landing with access to first floor rooms.

BEDROOM ONE 10'9" x 12'0" (3.28 x 3.65)

Double glazed window to front and central heating radiator.

BEDROOM TWO 11'72 x 12'4" (3.54 x 3.76)

Double glazed window to rear, fitted wardrobes and central heating radiator.

BEDROOM THREE 7'102 x 7'3" (2.38 x 2.21)

Double glazed window to front and central heating radiator.

BEDROOM FOUR 7'1" x 9'1" (2.16 x 2.77)

Double glazed window to rear and central heating radiator.

BEDROOM FIVE 8'6" x 9'6" (2.60 x 2.91)

Double glazed window to front and central heating radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, hand ash basin, low level WC, tiled walls, extractor fan, central heating radiator and double glazed window to rear.

OUTSIDE

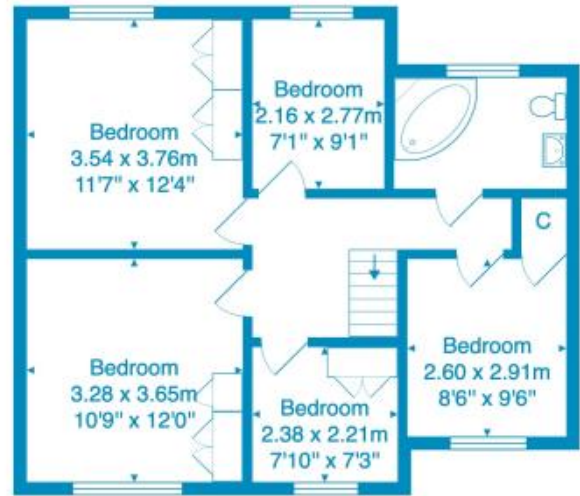
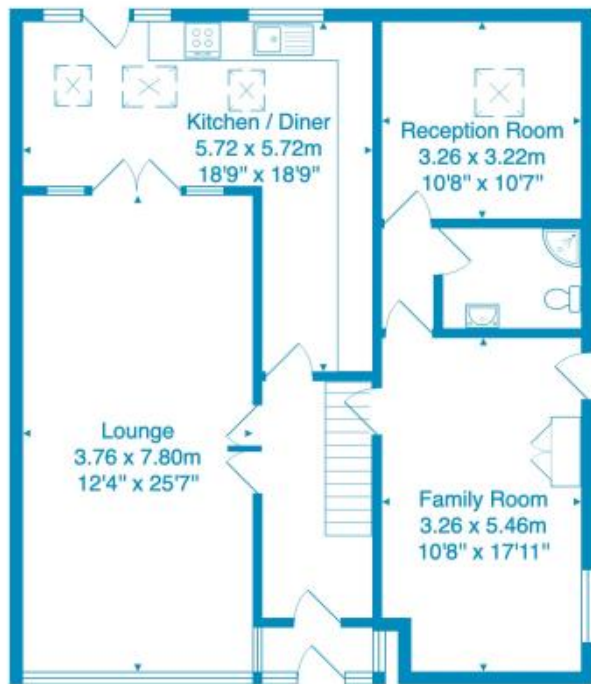
FRONT GARDEN

Walled garden with gated access and off street parking.

REAR GARDEN

Low maintenance and ideal for entertaining.





First Floor

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	76	69	53
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.