



Grange Park Drive,Churwell Leeds LS27 7UR

welcome to

Grange Park Drive, Churwell Leeds

FABULOUS FIVE BEDROOM DETACHED FAMILY HOME, OPEN PLAN KITCHEN/DINER, LIVING ROOM, UTILITY ROOM, SNUG, GARAGE/GYM, DOWNSTAIRS WC, ENSUITE to master bedroom, FOUR PIECE HOUSE BATHROOM. DRIVEWAY and an ENCLOSED LAWNED GARDEN with PATIO AREA.

Entrance Hall

Wooden door to the front, wood flooring, gas central heating radiator, stairs leading to the first floor landing. Access to the living room, open plan kitchen/diner and downstairs WC.

Downstairs Wc

Low level flush WC, wash hand basin, heated towel rail.

Living Room

17' 11" MAX x 14' 1" MAX (5.46m MAX x 4.29m MAX)
uPVC double glazed window to the front, gas fire, gas central heating radiator, wood flooring, uPVC double glazed sliding doors leading out to the rear garden.

Kitchen/Diner

16' 6" MAX x 19' 2" (5.03m MAX x 5.84m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary Quartz work surfaces over, incorporating sink and drainer, integrated fridge freezer, dishwasher and wine cooler, breakfast bar, two gas central heating radiators, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden. Access through to the utility room.

Utility Room

10' 1" x 5' 5" (3.07m x 1.65m)
Wall and base units with complementary work surfaces over, sink and drainer, space for a washing machine and freezer, uPVC double glazed door to the rear. Access through to the snug.

Snug

17' x 8' 3" (5.18m x 2.51m)
uPVC double glazed windows to both sides, gas

central heating radiator.

First Floor Landing

uPVC double glazed windows to the front and side, storage cupboard, loft access with pull down ladder to a fully insulated spacious loft which is part boarded. Access to all four bedrooms and the house bathroom.

Bedroom One

15' 7" x 17' 5" (4.75m x 5.31m)
uPVC double glazed window to the side, two gas central heating radiators, fitted wardrobes and access into the ensuite.

Ensuite

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, tiled floor and walls, Velux double glazed skylight.

Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

9' 5" x 14' (2.87m x 4.27m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

11' 4" x 8' 9" (3.45m x 2.67m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Five

8' 2" x 10' 8" (2.49m x 3.25m)
uPVC double glazed window to the front, gas central



heating radiator.

House Bathroom

A four piece bathroom suite comprising of a freestanding bath with taps, shower cubicle, low level flush WC, wash hand basin, tiled walls and floor, heated towel rail, uPVC double glazed window.

Exterior

Driveway to the front providing off street parking, lawned and graveled area and to the rear is a fabulous lawned garden with paved patio area and having fence boundaries, a perfect space for all the family to enjoy.

Garage/Gym

17' 3" x 8' 3" (5.26m x 2.51m)

Currently used as a gym with a roller door to the front, uPVC double glazed window.



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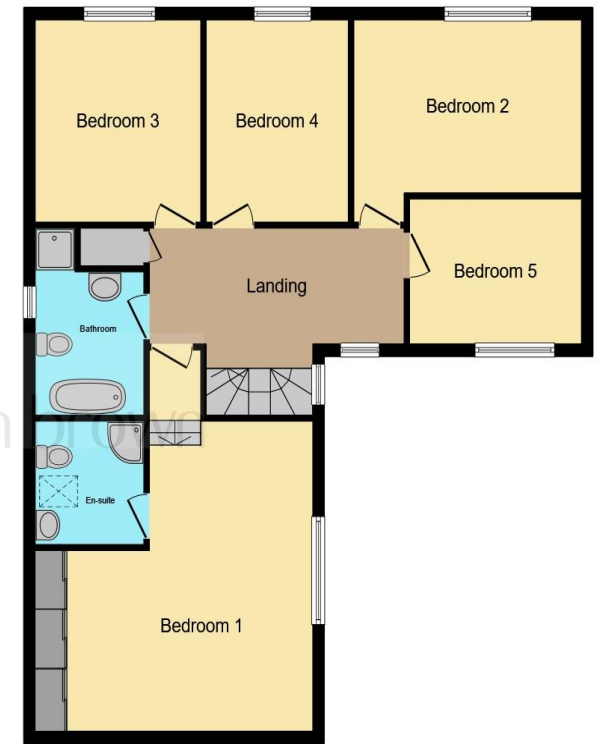
- Fabulous five bedroom detached family home
- Open plan kitchen/diner
- Living room and snug
- Downstairs WC & Utility Room
- Enclosed lawned garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£525,000



Ground Floor



First Floor

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Property Ref:
MLY111361 - 0003

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