



Grange Park Road, Leeds LS8 3BJ

welcome to

Grange Park Road, Leeds

Viewing is highly recommended to appreciate the accommodation on offer. THREE good sized bedrooms. TWO reception rooms. Driveway, Garage and Corner plot! Situated in a popular area close to local amenities and transport links.



Grange Park Road

An internal viewing is highly recommended to fully appreciate the spacious accommodation offered by this three-bedroom semi-detached home. The property features an entrance porch, hallway, lounge, second reception room, and fitted kitchen on the ground floor. The first floor comprises three generously sized bedrooms with ample storage and a house bathroom. Situated on a generous corner plot, the property is paved for ease of maintenance and includes a driveway and garage, providing off-street parking and additional storage.

The local area is situated within the LS8 postcode, with an abundance of local amenities close by, and excellent transport links to the motorways and City Centre, this property also lends itself well for commuters. It is within close proximity of the coveted Roundhay Park and has plenty of activities for both families and adults to enjoy.

Ground Floor

Entrance Porch

Door to the front opening into the porch - an ideal space to leave shoes and coats, internal door opening into the hallway

Hallway

Stairs to the first floor and radiator.

Lounge

12' x 13' (3.66m x 3.96m)

A good sized reception room with laminate flooring, gas fire with ornate surround, radiator and window to the front

Dining Room

15' 7" x 11' 2" (4.75m x 3.40m)

A second reception room with laminate flooring, gas fire with ornate surround, radiator and window to the rear

Kitchen

9' 6" x 6' 4" (2.90m x 1.93m)

The fitted kitchen features a range of wall and base units with complimentary work surfaces over, stainless steel sink and drainer unit. plumbing for washing machine and dishwasher, space for oven and hob and fridge freezer. Useful pantry, window to the rear and door to the side.

First Floor

Landing

with stairs from the ground floor and window to the side.

Bedroom One

8' 3" x 13' 9" (2.51m x 4.19m)

A good sized double bedroom with a range of fitted wardrobes, radiator and window to the front

Bedroom Two

11' x 10' (3.35m x 3.05m)

A second double bedroom with useful fitted wardrobes, radiator and window to the rear

Bedroom Three

7' 5" x 9' 5" (2.26m x 2.87m)

A good sized single bedroom with useful storage, radiator and window to the front

Bathroom

The house bathroom comprises; bath with shower over and screen, wash basin, low flush wc and window

Outside

The property occupies a generous plot, featuring low-maintenance paved and graveled areas with wall borders. Mature trees and plants enhance its kerb appeal. Additionally, the property benefits from a driveway and a single garage, providing off-street parking and extra storage space.



view this property online williamhbrown.co.uk/Property/OAK108894



welcome to

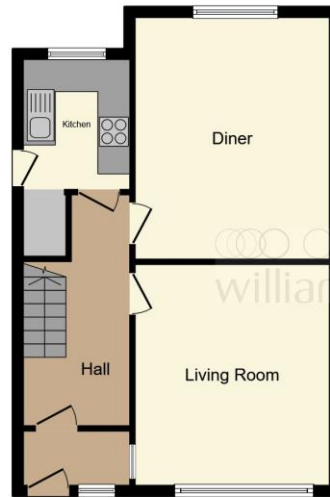
Grange Park Road, Leeds

- Three Bedroom Semi-detached Home
- Generous Corner Plot
- Driveway & Garage
- Popular Residential Area
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

offers over

£220,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK108894



Property Ref:
OAK108894 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk