









# welcome to

# **Grange Avenue, Yeadon Leeds**

A two double bedroom end terrace house with well proportioned rooms and private garden. In need of a modest update but still providing ready to move into accommodation and offered with no onward chain.













#### **Entrance Hall**

Enter from the front into the hallway with carpet flooring, radiator and stairs leading to the first floor.

## Lounge

15' 10" Into bay x 13' (4.83m Into bay x 3.96m) A spacious room having a gas fire set on a tiled hearth, built in shelving into the recesses, carpet flooring, radiator and a uPVC double glazed bay window to the front.

## **Dining Room**

10' 7" x 7' 6" ( 3.23m x 2.29m )

The dining room is open to the kitchen with built in cupboards, understairs cupboard, carpet flooring, radiator, an access door to the side and a uPVC double glazed window to the rear.

#### Kitchen

7' 6" x 5' 2" ( 2.29m x 1.57m )

The kitchen is open to the dining room and has wall and base units with work surfaces incorporating a sink and drainer. There are spaces and plumbing for appliances, vinyl flooring and a uPVC double glazed window to the rear.

### Landing

The stairs rise from the hallway onto the landing with a uPVC double glazed window to the side, doors to two double bedrooms and bathroom.

#### **Bedroom One**

16' 2" Into bay x 12' 11" Into wardrobes ( 4.93m Into bay x 3.94m Into wardrobes )

A spacious double bedroom positioned to the front elevation with built in wardrobes, carpet flooring, radiator and a uPVC double glazed bay window.

#### **Bedroom Two**

10' 8" x 9' 9" ( 3.25m x 2.97m )

A double bedroom positioned to the rear elevation with a built in wardrobe, carpet flooring, radiator, access to the loft and a uPVC double glazed window.

#### **Shower Room**

With tiling to splash areas and comprising of a walk in shower, pedestal wash hand basin, wc, built in cupboard housing the boiler, extractor fan and a uPVC double glazed window to the rear.

#### Outside

To the front there is a small paved low maintenance garden and a path leads down the side of the house to the rear garden which has a paved seating area, a lawn with raised flower beds and kept private with a fenced border. There is also a brick built storage outhouse





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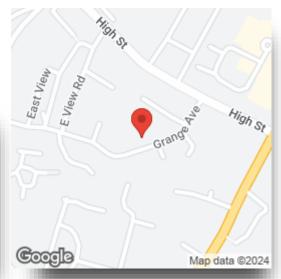
- End Terrace
- Two Double Bedrooms
- Private Rear Garden
- Well Proportioned Rooms
- No Onward Chain

Tenure: Freehold EPC Rating: D

£220,000



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Please note the marker reflects the postcode not the actual property



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