



Stoneacre  
Properties



## Grange Park Road

Leeds, LS8 3BB

£325,000





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## Entrance

Entering the property you are welcomed into the entrance hallway which offers to both reception rooms, the kitchen and the downstairs w/c.

## Living Room

Situated to the front elevation of the property this spacious living room boasts a bay window and offers ample space for seating and is flooded with natural light.

## Lounge/Diner

This open plan space has been extended to the rear and features French doors and velux windows keeping the living space bright and airy. The room boasts a feature wall with plenty of space for seating and a formal dining space, it makes it the ideal space for hosting and socialising with friends and family.

## w/c

Comprising toilet and sink.

## Kitchen

Extended kitchen is made up of wall and base units with space for freestanding washing machine and tumble dryer and fridge/freezer. Side door leads out to the driveway.

## Bedroom 1

Spacious double bedroom situated to the first floor of the property is complete with fitted wardrobes and dressing table, offering plenty of storage space.

## Bedroom 2

Second double bedroom to the first floor, overlooking the rear garden.

## Bedroom 3

Single bedroom, also ideal as a home office.

## Bathroom

Comprising walk in shower, toilet and sink.

## Bedroom 4

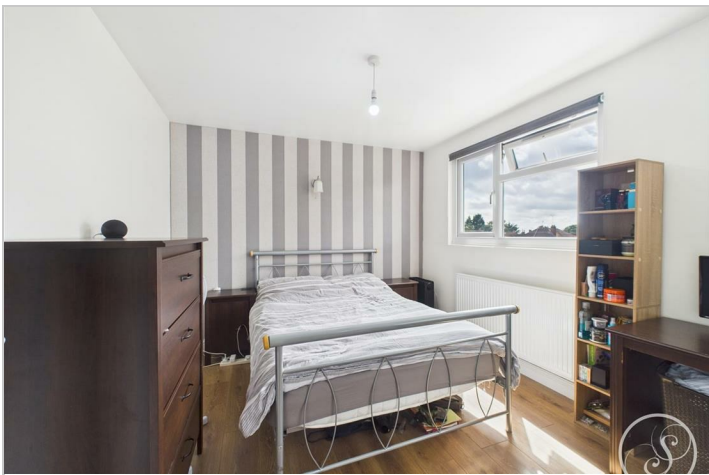
To the second floor of the property, this double bedroom is generous in size and there is potential to add an en-suite to this room with the main bathroom plumbing directly below.

## Bedroom 5

Fourth double bedroom with space for wardrobes, drawers, desk and access to eaves storage.

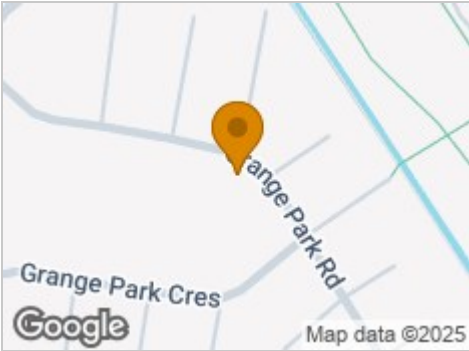
## External

To the front of the property is a driveway for multiple cars. To the rear is an enclosed garden, primarily laid to lawn with patio seating area accessed via the French doors from the open plan lounge/diner.

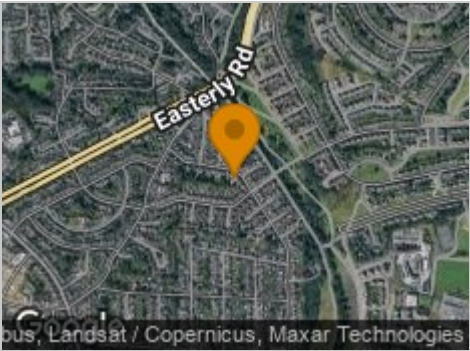




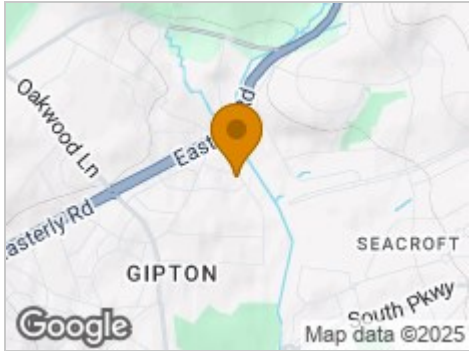
Road Map



Hybrid Map



Terrain Map



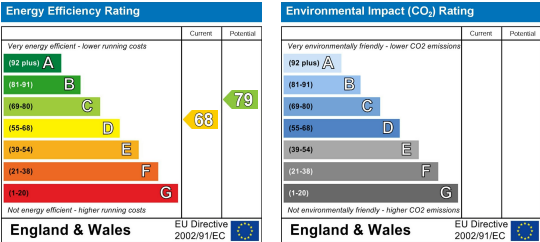
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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