





Grange Park Road,LEEDS LS8 3BB

william h brown

welcome to

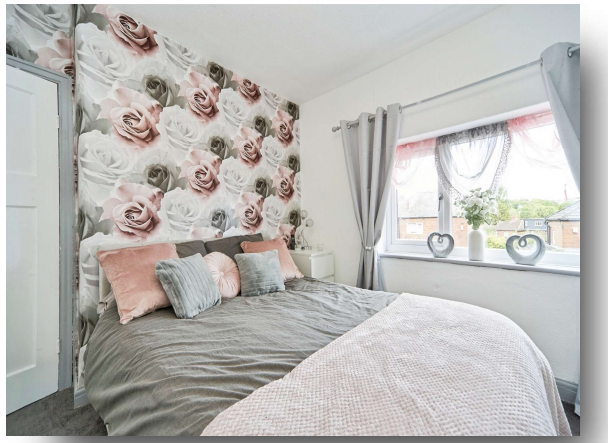
Grange Park Road, LEEDS

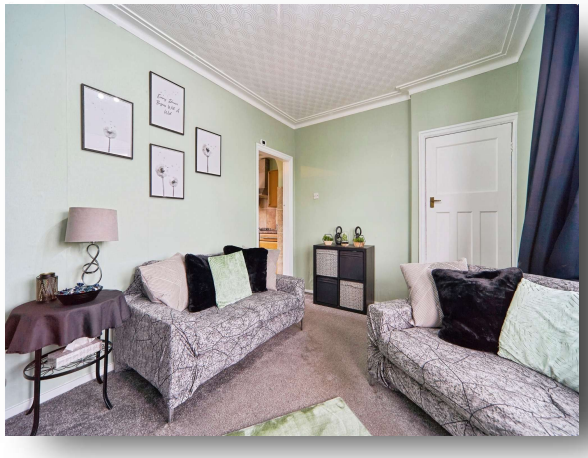
This three-bedroom semi-detached home, located in a desirable LS8 area, is in ready-to-move-into condition and would suit a wide range of buyers. The property benefits from a driveway, along with front and rear gardens and a detached garage positioned at the rear.

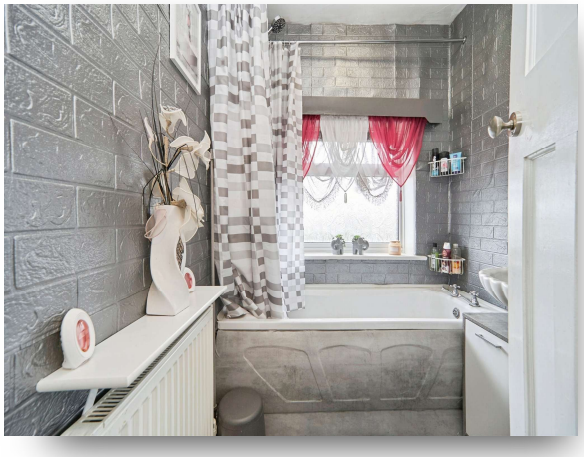












Grange Park Road
Ground Floor
Lounge
The lounge features a double-glazed front bay window, a fitted radiator, ceiling coving, and carpeted flooring.

Kitchen/Diner
The kitchen–diner sits at the rear of the property and is a fantastic size, benefiting from a large double-glazed window, a fitted radiator, and a door leading out to the rear garden. The space is fitted with wall and base units, integrated appliances, and a built-in extractor above the hob. There is also room for freestanding appliances and an additional built-in storage cupboard. The walls are partly tiled, adding a practical and stylish finish.

First Floor
Bedroom One
Bedroom One is a spacious double room featuring a rear double-glazed window and a fitted radiator. It also benefits from a built-in fitted wardrobe across one wall, providing excellent storage.

Bedroom Two
Bedroom Two is a well-sized double room featuring a front double-glazed window and a fitted radiator. It also benefits from built-in cupboards, providing convenient and practical storage space.

Bedroom Three
A single bedroom positioned at the front of the property, benefiting from a double-glazed window and a fitted radiator.

Bathroom
The bathroom is located at the rear of the property and benefits from a rear double-glazed window and a fitted radiator. It includes a bath with an overhead shower, a wash basin, and a toilet.

Outside
The property offers both front and rear gardens. The front garden is low-maintenance and includes a driveway running along the side of the property, leading to the detached garage at the rear. The rear garden is enclosed, a good size, and also designed to be low-maintenance.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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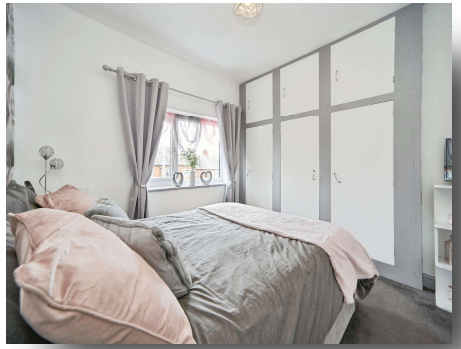
Grange Park Road, LEEDS

- SEMI DETACHED
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE
- GOOD LS8 LOCATION

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109787

The Property Ombudsman

Property Ref:
OAK109787 - 0008

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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