



Grange Park Road, LEEDS LS8 3BB

welcome to

Grange Park Road, LEEDS

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

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

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Property Ref:
OAK109787 - 0007

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