



**Grange Park Road, Leeds LS8 3BT**

**welcome to**

**Grange Park Road, Leeds**

This three bedroom home is offering spacious accommodation in a popular residential area. Driveway to the front, generous garden to the rear, driveway to the front. Internal viewing a must.



## **Grange Park Road**

### **Ground Floor**

#### **Entrance Hallway**

Door to the front opening into the hallway with stairs up to the ground floor.

#### **Lounge**

A spacious lounge with neutral decor, radiator and bay window to the front

#### **Kitchen / Dining Room**

The fitted kitchen features a range of wall and base units with work surfaces over, sink unit with mixer tap, space for cooker, space for fridge freezer, plumbing for washing machine and dishwasher and two useful storage cupboards.

Ample space for dining table and chairs, window to the rear and double door opening out onto the garden.

#### **Office**

Converted from the garage is this useful space which is currently being used as a home office/snug with window to the front.

### **First Floor**

#### **Landing**

Stairs from the ground floor and window to the side.

#### **Bedroom One**

A good sized double bedroom with useful built in wardrobes, radiator and window to the rear

#### **Bedroom Two**

A second double bedroom with radiator and window

#### **Bedroom Three**

A good sized third bedroom with radiator and window

#### **Bathroom**

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

### **Outside**

The property benefits from a driveway to the front allowing ample off street parking.

There is a garden to the rear mainly laid to lawn with mature hedge and fence borders and paved patio area.



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welcome to

## Grange Park Road, Leeds

- Three Bedroom Home
- Generous Rear Garden
- Driveway to Front
- Spacious Kitchen/Diner
- Home Office/Snug

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109181 - 0005

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