



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

**welcome to**

**Grange Park Road, Leeds**

On offer is a versatile four-bedroom semi-detached property, featuring two bathrooms and an additional W.C. The home benefits from a driveway and a fully equipped garage/outbuilding to the rear. The location is another key advantage, with plenty of amenities close by.



## **Grange Park Road Hallway**

Entering the hallway, you'll find the staircase leading to the first floor. The hallway also features a fitted radiator and laminate flooring.

## **W.C**

At the end of the hallway, you'll find the downstairs W.C., which includes a side double-glazed window, a fitted radiator, a wash basin, a toilet, and a useful storage unit.

## **Lounge**

Currently used as a bedroom, the lounge is situated at the front of the property and features both front and side double-glazed windows. It includes a fitted radiator, a feature fireplace, laminate flooring, and offers a generous amount of space.

## **Dining Room**

The dining room is versatile and is currently used as a TV room and seating area, though it could easily be adapted to suit other needs. It features a side double-glazed window, laminate flooring, a fitted radiator, and spotlights.

## **Bedroom Four**

This ground-floor room is a good size and features a side double-glazed window, a fitted radiator, laminate flooring, and a built-in wardrobe.

## **Kitchen/ Diner**

The kitchen features rear and side double-glazed windows, two roof windows, and a rear door providing access to the outside. It offers ample wall and base units, generous worktop space incorporating a sink and drainer, a double gas oven with hob and extractor fan, and an integrated microwave. A central island adds extra convenience, and there is also space for a dining table. The room is finished with spotlights.

## **First Floor**

### **Bedroom One**

Bedroom One is located at the front of the property

and includes a double-glazed window, fitted radiator, and laminate flooring. It is a well sized room with built-in wardrobes. This bedroom also benefits from its own en-suite.

### **En Suite**

The en-suite features fully tiled walls and flooring, and includes a toilet, a vanity sink with storage, and a shower cubicle fitted with a dual waterfall shower head. It also benefits from a front double-glazed window.

### **Bedroom Two**

Bedroom Two features a side double-glazed window and a fitted radiator. It also includes built-in units and laminate flooring.

### **Bedroom Three**

Bedroom Three features a side double-glazed window, a fitted radiator, and laminate flooring.

### **Shower Room**

The shower room features fully tiled walls and includes a toilet, a vanity sink with storage, and a walk-in shower with a dual waterfall shower head. It also benefits from a rear double-glazed window.

### **Garage / Outbuilding**

The outbuilding features two separate external doors at either end, along with a double-glazed window. Inside, it includes wall and base units, worktop space with an integrated sink and drainer, plumbing for a washing machine, and a built-in extractor fan. There is ample space, making it suitable for a variety of uses.

### **Outside**

The front of the property features a driveway, with side gates providing access to the rear. There is also a spacious side area that leads directly to the back of the property.



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welcome to

## Grange Park Road, Leeds

- NO ONWARD CHAIN
- FOUR BEDROOM
- DRIVEWAY
- GARAGE / OUTBUILDING
- TWO BATHROOMS AND AN ADDITIONAL W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £425,000



Please note the marker reflects the postcode not the actual property

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william h brown



**0113 248 8263**



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



**williamhbrown.co.uk**