



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.

Agent Note

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

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

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109496 - 0007

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