





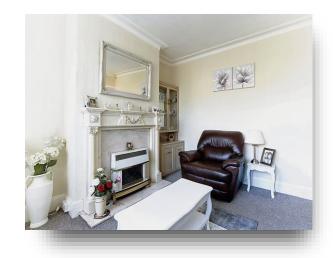
welcome to

Grange Park Road, LEEDS

Ideal three bedroom semi-detached with good potential to extend to the rear to create a spacious open plan living dining kitchen, whilst still maintaining a generous plot with great family size garden.













Ground Floor Entrance Hall

Radiator and stairs to the first floor.

Living Room

13' 5" max x 12' 1" max (4.09m max x 3.68m max) Having a window to the front elevation, gas fireplace and a radaitor,

Dining Room

11' 1" max x 11' max (3.38m max x 3.35m max) Window to the rear and a radiator.

Kitchen

8' 8" max x 6' 4" max (2.64m max x 1.93m max) Fitted kitchen with a range of wall and base units, contrasting work surfaces, tile splash back, plumbing for washing machine, cooker point and windows to the rear elevation.

First Floor Bedroom One

13' 6" $\max x$ 12' 2" \max (4.11m $\max x$ 3.71m \max) Having a window to the front elevation and a radiator.

Bedroom Two

12' 1" max x 11' max (3.68m max x 3.35m max) Having a window to the rear elevation and a radiator.

Bedroom Three

9' 7" $\max x$ 9' 4" \max (2.92m $\max x$ 2.84m \max) Having a window to the front elevation and a radiator.

Bathroom

Three piece bathroom suite briefly comprises; bath with overhead shower, wc, wash hand basin and a radiator.

External Front Garden

Front garden with gate access and an ample driveway.

Rear Garden

Spacious rear garden with patio and decking area, lawn and a single garage.





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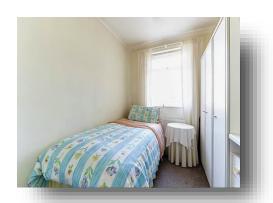
Grange Park Road, LEEDS

- GUIDE PRICE £230,000-£240,000
- Two Receptions & Three Bedrooms
- Fantastic Size Plot
- Garage, Driveway & Generous Garden
- Potential To Extend To Rear STPP

Tenure: Freehold EPC Rating: C

guide price

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK107894



Property Ref: OAK107894 - 0005 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.

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