



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.



view this property online williamhbrown.co.uk/Property/OAK109787



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

view this property online williambrown.co.uk/Property/OAK109787



Property Ref:
OAK109787 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williambrown.co.uk



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



williambrown.co.uk