

5 The Grange Road, West Park,  
Leeds, LS16 6HA  
**£420,000 Freehold**

walkersmale





## 5 The Grange Road, West Park, Leeds, LS16 6HA

SET VERY WELL BACK from the road - for WINDOW PRIVACY and cleverly staggered with the adjacent properties, so as to create a degree of individuality, AN EXCELLENT OPPORTUNITY for a larger growing family to purchase this VERY APPEALING "GEORGIAN" STYLE DETACHED RESIDENCE and the IMPRESSIVE SIZE of which is impossible to assess and appreciate without an internal inspection. This FAMILY HOME, which, is being offered with the benefit of IMMEDIATE VACANT POSSESSION and therefore NO CHAIN ABOVE, is VERY CONVENIENTLY LOCATED in a DELIGHTFUL LITTLE-KNOWN, EXCLUSIVE, LONG CUL-DE-SAC which has an interesting variety of styles and sizes of properties. The GENEROUS ACCOMMODATION, which, has ROOMS OF GENERALLY VERY GOOD PROPORTIONS with GOOD WINDOW SPACE, includes EXCELLENT RECEPTION SPACE which is ideal for family living and also for entertaining, particularly for parties and larger family gatherings. There are FOUR BEDROOMS (three of which have fitted wardrobes and consequently require virtually only the bed to complete the room) and the IMPRESSIVE MASTER SUITE includes a EN-SUITE TILED BATHROOM OF GOOD SIZE. There is now SCOPE FOR MODERNISATION and IMPROVEMENTS - for which this REALISTIC PRICE has been set to allow for and the property should respond well. THE VERY PLEASANT, ESTABLISHED GARDENS enhance the property and should certainly appeal to gardening enthusiasts.

**£420,000 Freehold**







**AMENITIES:** The property is situated within this much sought after residential location, approximately six miles to the north-west of Leeds. There is the advantage of immediate access to the Otley Road (A660) and the property is also very near the West Park/North Leeds ring road and in a very convenient position for comfortable daily commuting, by car, to the commercial centres of Leeds and Bradford as well as the former spa towns of Harrogate and Ilkley and the historic, active market town of Otley. There are regular public transport facilities on Otley Road to Leeds city centre, via Headingley and the university, and in the other direction, also on Otley Road, to Otley and Ilkley with connections to Skipton. Excellent local shopping facilities can be found at Headingley, Horsforth, Moortown and Meanwood and all of which are within approximately ten minute's drive by car and offer a choice of supermarkets including Waitrose, Sainsbury's and Morrisons. There is also a Coop with post office facility on Otley Road, less than five minute's drive by car or about 20 minute's walk. Holt Park Centre (about two miles away) has an Asda supermarket and also "Holt Park Active" with swimming pool and sports hall. The Village Hotel and Leisure Club is barely 15 minute's walk from the property and the famous Golden Acre Park is a couple of miles away and only a few minute's drive by car (also on a bus route from Otley Road), as is delightful open countryside. Leeds Bradford Airport is about 15 minute's drive and Horsforth railway station less than ten minute's drive, providing useful rail links for the commuter to Leeds and Harrogate. THE "VIBRANT" AREA OF HEADINGLEY is a short bus ride or about 25 minute's walk and has traditional flagged floor pubs as well as wine bars and a choice of popular restaurants. Other leisure facilities in Headingley include both the cricket and rugby grounds and Cottage Road Cinema.

**DIRECTIONS:** FROM THE ROUNDABOUT AT THE JUNCTION OF WEST PARK RING ROAD AND THE MAIN OTLEY ROAD (near Weetwood Police Station) PROCEED NORTH on the A660 - the Otley Road - in the direction of Adel. Approximately 150 paces or so along AS THE ROAD SPLITS take the left-hand fork into Otley Old Road, when The Grange Road is then IMMEDIATELY ON THE LEFT. This property is then approximately two thirds along on the left SET WELL BACK FROM THE ROAD.

**ACCOMMODATION:** The property, which, has GAS DUCTED WARM AIR HEATING, also has THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT WINDOWS and OUTER DOORS (apart from one), and the GENEROUS, WELL PROPORTIONED, FAMILY ACCOMMODATION briefly comprises:



#### GROUND FLOOR

A VERY WIDE AND DEEP CANOPY In a DECORATIVE "PORTICO" style provides an attractive feature and also covered access to the....

UPVC DOUBLE GLAZED SEALED UNIT SIDE ENTRANCE DOOR With outside light above and leading to the....

"L" SHAPED RECEPTION HALL With useful, deep, under stairs storage cupboard and the recessed JOHNSON and STARLEY warm air unit concealed from view and accessed via a louvre style door.

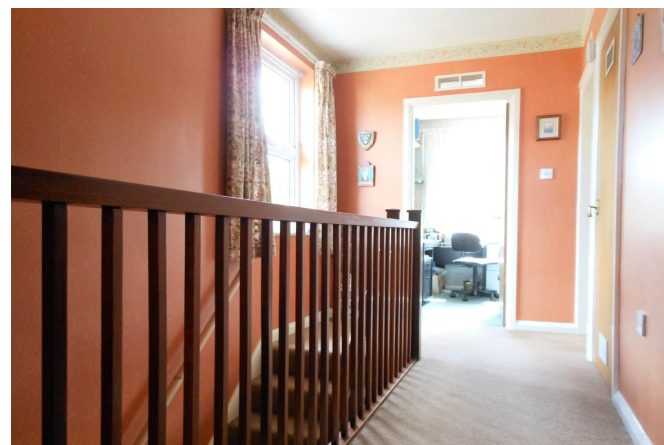
GUEST CLOAKROOM With low suite WC beneath the UPVC double glazed sealed unit window with patterned glass for privacy and wash hand basin with glass toiletries shelf and mirror above.

TWIN FIFTEEN-PANE GLASS PANELLED DOORS Provide access from the reception hall to the....

"L" SHAPED LOUNGE Including a "SNUG"/READING AREA and with cornice to the ceiling. Generous, wide, four-sectional bow-bay style UPVC double glazed sealed unit window with "Georgian" style bars inset, to the front elevation, incorporating a deep hardwood display sill, and in the "snug"/reading area there is a second UPVC double glazed sealed unit window, also to the front elevation. "Adam" style fire surround with marble interior and an electric, glowing log-effect fire in dog grate on matching marble hearth and an attractive feature and very much the focal point of the room. Electric convector heater, three double "candle" style wall lights, for added effect and sliding, folding, twin louvre style doors lead to the SEPARATE or CONNECTING.....

LIVING-DINING ROOM Also with corniced ceiling and a service door providing DIRECT ACCESS to/from the kitchen. French style ten-pane glass panelled doors lead to the....

CONSERVATORY With floor to ceiling UPVC double glazed sealed unit WINDOWS TO THREE SIDES and incorporating UPVC double glazed sealed unit French style doors to the rear garden. Laminate oak panelled style floor



and fitted vertical blinds. The conservatory is an ideal place in which to sit and relax in privacy and enjoy the lovely garden outlook.

The lounge/"snug" area, the living-dining room and the conservatory, when combined (and the reception hall can also be included as well, if required) form EXCEPTIONAL OPEN PLAN STYLE RECEPTION SPACE ideal for entertaining, particularly for parties and larger family gatherings.

WELL PLANNED TILED KITCHEN With a generous range of light oak style fronted wall units and matching base units with wide working surfaces incorporating a single drainer stainless steel sink with chrome dual flow tap beneath the UPVC double glazed sealed unit window (fitted roller blind) from where there is A LOVELY OUTLOOK TO THE REAR GARDEN. BOSCH four burner gas hob with further cupboards and drawers beneath and SIEMENS electric, fan assisted oven and grill with space for microwave above and cupboard over. Plumbing for automatic dishwasher, space for upright fridge/freezer, six spotlights on track to the ceiling and door to/from the reception hall. A fifteen-pane patterned glass panelled door provides access from the kitchen to the.....



**LAUNDRY-UTILITY ROOM** From where there are **OUTER DOORS** to both the front and rear of the property. The door to the front leads to a **COVERED OPEN PORCH** with a wide decorative iron gate and outside light. The laundry-utility room has a base unit, wall shelves, plumbing for an automatic washing machine and vent for a tumble dryer. There is also **THE ADVANTAGE OF INTERNAL ACCESS TO/FROM THE GARAGE** which is a useful facility for unloading shopping and children in bad weather.

**THE OPEN SPINDLED, BALUSTRADED STAIRCASE** Provides access from the reception hall to the....

#### FIRST FLOOR

**LONG "GALLERIED" STYLE LANDING** With a section of open spindled railings - matching the staircase, recessed airing cupboard housing the hot water cylinder, and the **LOFT HATCH**. **VERY USEFUL, WALK-IN, WIDE FLOOR TO CEILING STORE PLACE** - across the staircase, and with electric light.

**THE IMPRESSIVE MASTER SUITE** COMPRISES;....

**BEDROOM 1** Which is a **VERY WELL LIT ROOM** with wide and tall **UPVC double glazed sealed unit window** to the front, westerly facing elevation and **FITTED "His" and "Hers" WARDROBES** with a central dressing table and cupboard space above plus a separate, deep recessed wardrobe with sliding folding louvre style doors.....virtually only the bed is required to complete the room!

**EN-SUITE TILED BATHROOM** OF GOOD SIZE With **FOUR PIECE SUITE** comprising panelled bath with dual flow tap and hand-held shower plus shower curtain, pedestal wash basin, low suite WC and bidet beneath the **UPVC double glazed sealed unit side window** with patterned glass. Wall mounted, mirror fronted toiletries cabinet plus a full-length mirror to one entire wall.

**BEDROOM 2** Also with an excellent range of **DEEP FITTED RECESSED WARDROBES** and once again, virtually only the bed is required to complete the room. **UPVC double glazed sealed unit window** overlooking the lovely rear garden.

**BEDROOM 3** Has a tall **UPVC double glazed sealed unit window**, to the front elevation, and wide and deep, virtually floor to ceiling **FITTED WARDROBE** with a glass topped and mirror backed dressing table unit on one side and a linen storage unit on the other, with fitted shelves above.....virtually only the bed is required to complete the room.

**BEDROOM 4 OR HOME OFFICE** With almost full-width **UPVC double glazed sealed unit window** **OVERLOOKING THE REAR GARDEN**, and with full-length wall shelves.

**TILED SHOWER ROOM** With coloured fittings comprising pedestal wash basin and **THIRD LOW SUITE WC**. **CORNER SHOWER CUBICLE** with sliding, twin curve shaped glass doors and Mira Gem 88 shower plus hand grip rails and vent-axia extractor fan above. Deep recessed floor to ceiling shelved linen and towel storage cupboard.



#### OUTSIDE

**FRONT:** Neat, open plan, gently sloping mainly lawn garden with a variety of colourful shrubbery and some small trees.

**LONG, HERRINGBONE STYLE BLOCK PAVED DRIVEWAY** Providing **SPACE FOR SEVERAL CARS TO STAND**, and leading to the.....

**TWO-CAR (SIDE BY SIDE) ATTACHED GARAGE** With electrically operated, remote controlled up and over door, double power point, strip light and water tap and two matching windows to the rear.

**REAR:** **THE VERY PLEASANT, MAINLY PRIVATE REAR GARDEN** further enhances the property and should certainly appeal to gardening enthusiasts, and comprises extensive paved patio, to the immediate rear, for garden relaxation furniture and also for tubs of shrubs and plant displays and barbecue equipment and with adjacent **GREENHOUSE**. A short flight of steps from the patio leads to a raised lawn and an interesting variety of established plants and very mature shrubbery, as well as a soft fruit section, which is approached via a Rose and Clematis covered archway.

**PLEASE NOTE:** The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

**VIEWING ARRANGEMENTS:** Strictly by appointment through Walker Smale's North Leeds Property Showroom, telephone 0113-2785812.







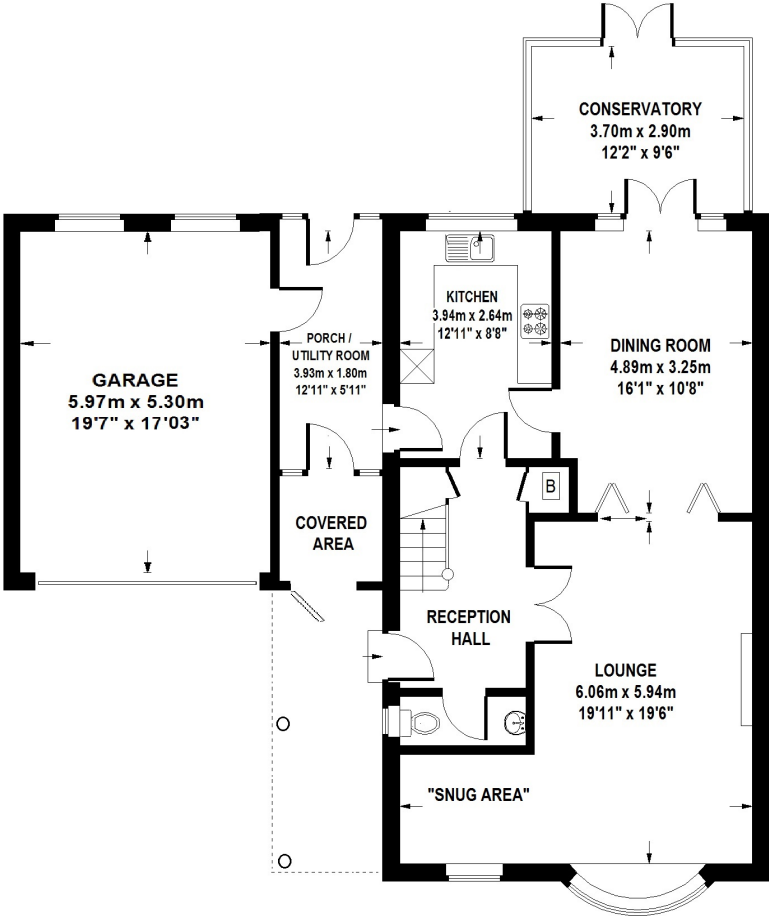
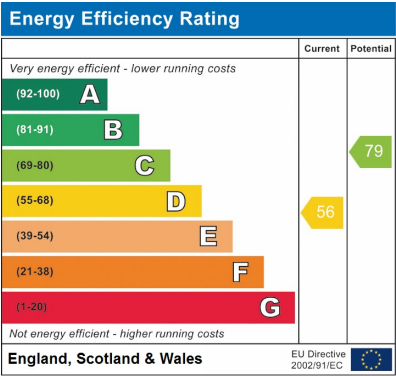


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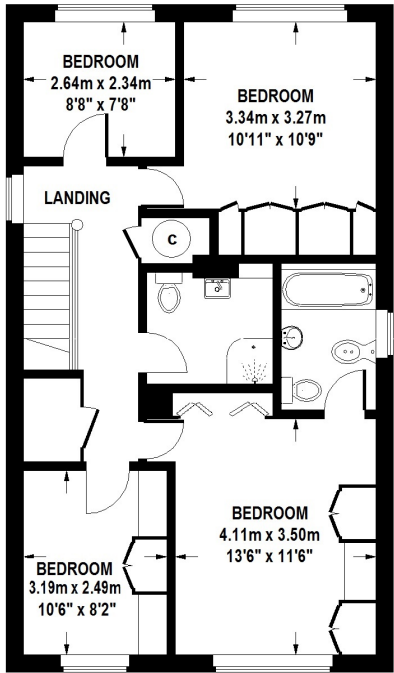
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Floorplan



GROUND FLOOR



FIRST FLOOR

5 THE GRANGE ROAD

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 568412)



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