



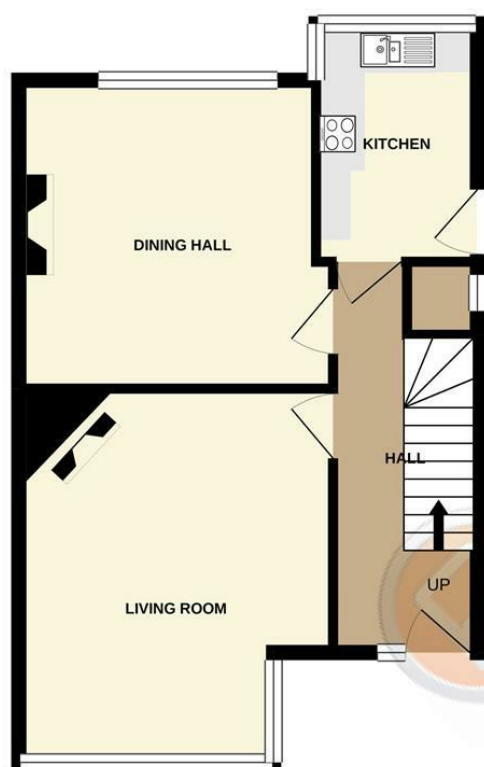
Grange Park Terrace, Leeds, LS8 3BX

£184,950

- NO CHAIN
- OFF STREET PARKING
- OAKWOOD LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES
- SOUTH/WEST GARDEN
- REQUIRES SOME MODERNISATION
- EXCELLENT TRANSPORT LINKS INTO CITY CENTRE

CHAIN FREE WITH IMMEDIATE VACANT POSSESSION AVAILABLE *3 BEDROOM SEMI DETACHED HOUSE IN LS8***** A well presented semi detached house which does require some modernisation set in a popular and sought after location which is close to a host of amenities and excellent transport links into the city centre. The property briefly comprises of; off road parking, a good size hallway leading to the living room with large bay return window, dining room, and kitchen to the rear with a west facing enclosed back garden. First floor there are three bedrooms and a bathroom. Grange Park Terrace is in a sought after location where demand and popularity continues to increase, close to bustling Oakwood which has an array of restaurants, bars and coffee shops with lots of independent shop, walking distance to Roundhay Park. Situated just off Easterly Road with easy access to the ring road and ten minutes into the city centre. **VACANT. EPC Rating: D**

Ground Floor
435 sq.ft. (40.4 sq.m.) approx.



1st Floor
435 sq.ft. (40.4 sq.m.) approx.



Grange Park Terrace

TOTAL FLOOR AREA : 869 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Front Elevation

Off road parking available for two cars and side access to the rear garden.

Ground Floor

Bright entrance hallway from Upvc door which has a double glazed side panel, laminate flooring, gas centrally heated radiator, ceiling pendant light fitting, staircase to the first floor.

Living Room

Spacious living room with large Upvc double glazed window with bay return allowing in plenty of natural light, spotlights in the ceiling and featuring in the laminated flooring. Gas fireplace with wooden surround.

Dining Room

Good sized rear dining room with laminated flooring. Gas fireplace and built in cupboard for storage. Gas central heating radiator under large Upvc window.

Kitchen

Large Upvc side return window, light fitting, wall and base units with a laminate work top, tiled splashback and laminate flooring. Upvc door leading to the side of the property to get to front and rear of the property. Small cupboard in the kitchen housing the boiler.

Stairs and Landing

New carpet with wooden balustrade and spindles and hand rail, ceiling pendant light fitting. Access to loft.

Bedroom 1

Carpeted large airy room with large Upvc window with side return. Spotlights and gas central heating radiator.

Bedroom 2

Laminate flooring with double Upvc window. Built in

cupboards, ceiling light and gas central heating radiator.

Bedroom 3

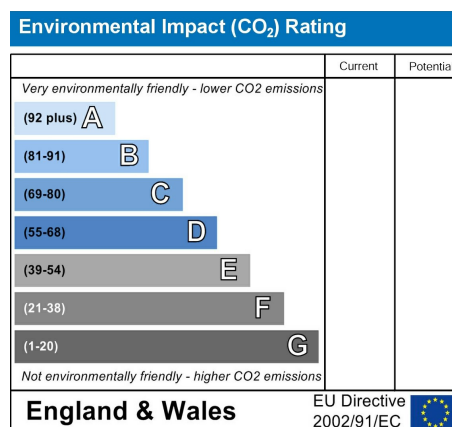
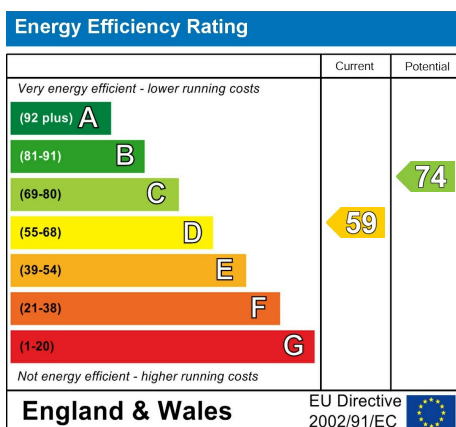
Carpeted room with Upvc window, gas central heating radiator

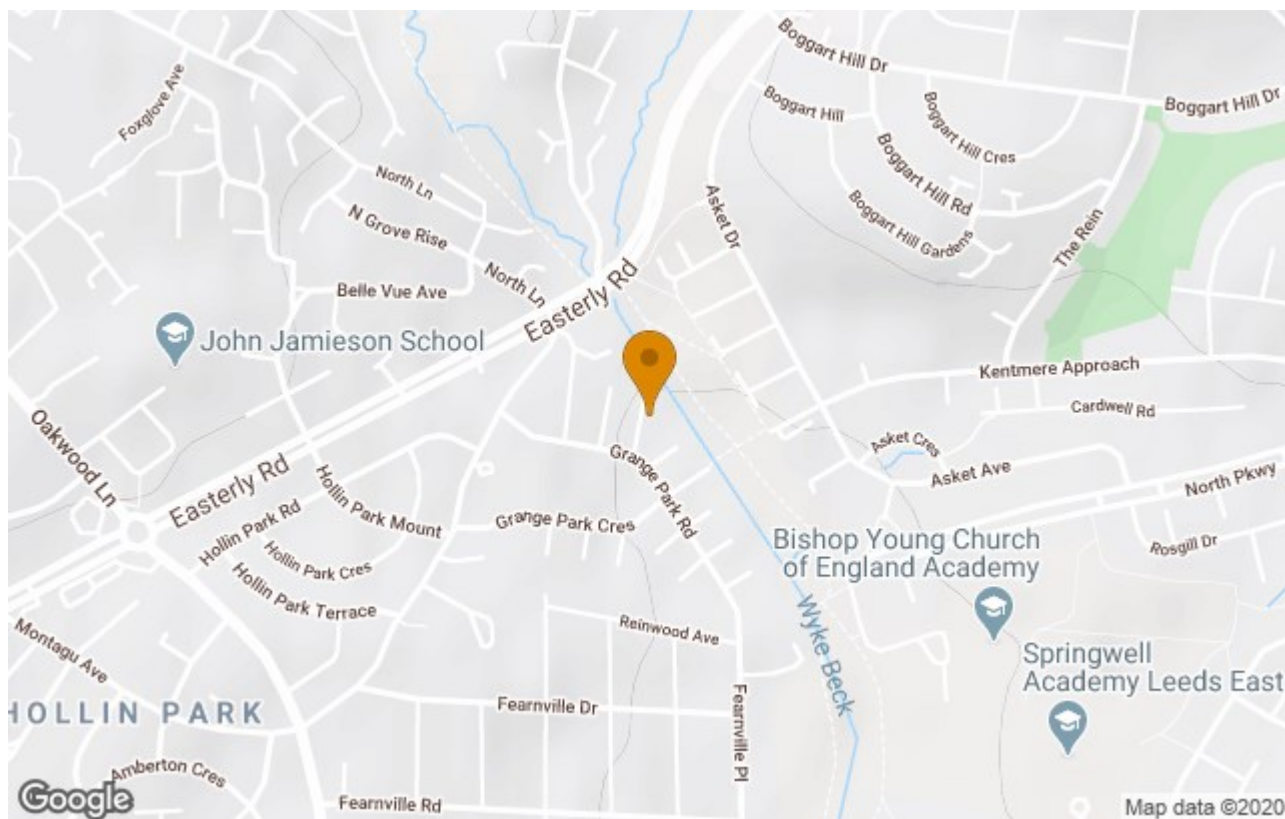
Bathroom

Three piece white bathroom suite comprising of; bath with an overhead shower and shower screen. Low level flush W.C. pedestal hand wash basin, tiling throughout, Upvc double glazed window.

Rear Elevation

Enclosed garden to the rear with a south to south westerly outlook which enjoys the sun throughout the day.





These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.