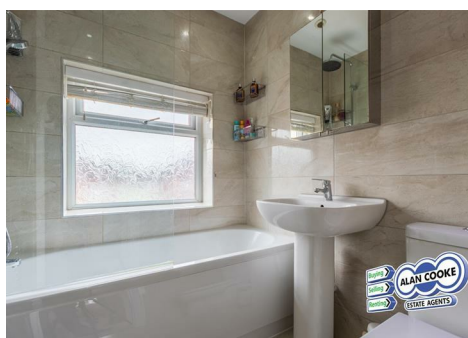




**11 Grange Park Avenue, Oakwood, Leeds, LS8 3BA**

**£265,000**

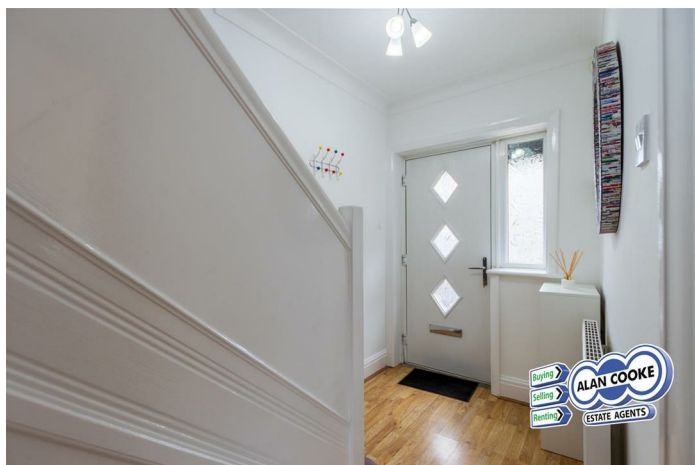
A well presented three bedroom semi-detached house, conveniently located just off the A58 Easterly Road is available to purchase. Fully uPVC double glazed and gas combi central heating system, EPC rating C. Accommodation includes entrance hallway, lounge, superb modern fitted kitchen with integrated appliances opening to dining area with access to utility store. First floor landing, two double bedrooms and a single-sized third bedroom, white bathroom suite. Outside are low maintenance paved and gravelled gardens to the front and to the rear with the rear being fully enclosed.

The property is well-located close to local schools and amenities and offers swift access to Leeds city centre.

## GROUND FLOOR

Secure front door with uPVC double glazed side panel window into

## HALLWAY



Turned staircase leading up to the first floor, cloaks cupboard, wood effect laminate flooring, central heating radiator

## LOUNGE

13'9" x 12'1" max (4.2 x 3.7 max)



uPVC double glazed bay window to the front, central heating radiator

## OPEN DINING KITCHEN



Comprising

## KITCHEN

11'1" x 11'5" (3.4 x 3.5)



Modern range of fitted units with corresponding work tops, integrated appliances include stainless steel sink with mixer tap and drainer, double oven, gas hob with extractor above, integrated dishwasher, central island with breakfast bar. Central heating radiator, wood effect laminate flooring, uPVC double glazed double doors opening to the rear patio

## KITCHEN



## KITCHEN



## BEDROOM 1

15'1" x 11'9" max (4.6 x 3.6 max)



uPVC double glazed window to the front, central heating radiator, wood effect laminate flooring

## DINING AREA

5'10" x 5'10" (1.8 x 1.8)



uPVC double glazed window set within versatile alcove, door to utility cupboard with plumbing for washing machine and gas-fired combi water and central heating boiler, wood effect laminate flooring

## BEDROOM 2

10'9" x 12'1" (3.3 x 3.7)



Built in wardrobe, uPVC double glazed window, central heating radiator

## FIRST FLOOR

### LANDING

Ceiling hatch access to the loft, uPVC double glazed window to the side

## BEDROOM 3

7'6" x 6'10" (2.3 x 2.1)



Central heating radiator, uPVC double glazed window



BATHROOM



White suite of panelled bath with wall shower, low WC, pedestal wash basin, ceramic tiled walls, uPVC double glazed window, heated towel rail

OUTSIDE



Driveway providing off-street parking, low maintenance gravelled frontage with low wall. Fenced side access to the rear. Enclosed low maintenance paved courtyard to the rear with secure storage shed

OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band B

HOW TO GET THERE

From the south-bound carriageway of Easterly Road turn onto Dib Lane where Grange Park Avenue is immediately on the left

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 82        |
| (69-80) C                                   | 70      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

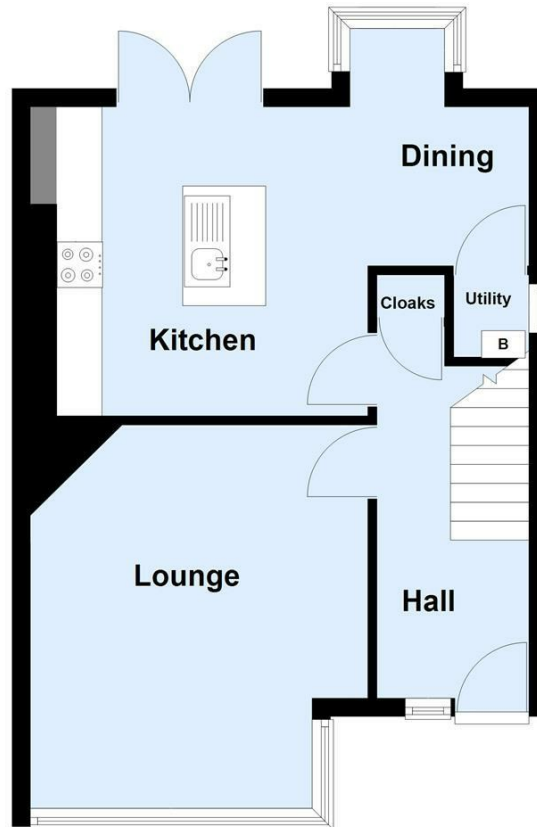
England & Wales

EU Directive 2002/91/EC



## Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



## First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)

