



53 Grange Park Road, Oakwood, Leeds, LS8 3BJ

Chain Free £235,000

A beautifully presented, spacious two-double bedroom detached bungalow offering both comfort and style. Featuring pristine lawned gardens, a private driveway and a detached garage, this home is ideal for anyone wanting single-level accommodation. Fully uPVC double glazed and equipped with a modern gas central heating system, EPC rating D.

Accommodation includes a contemporary fitted kitchen, an open-plan lounge and dining area, two generous double bedrooms and a fully tiled shower wet-room. The lush gardens at the front and rear are well-maintained, providing a tranquil outdoor space.

GROUND FLOOR

uPVC double glazed door on the side into

FITTED KITCHEN

16'8" x 5'10" (5.1m x 1.8m)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, plumbed for washing machine and dishwasher, built in oven, hob, uPVC double glazed windows to the front and side, gas-fired combi water and central heating boiler

SHOWER ROOM

5'10" x 7'10" (1.8m x 2.4m)



Wet-room with white suite of low WC, pedestal wash basin, wall-mounted electric shower, ceramic tiled walls, uPVC double glazed window to the rear, central heating radiator

LOUNGE/DINING ROOM

24'3" x 9'10" (7.4m x 3.0m)



uPVC double glazed bay window to the front and uPVC double glazed window to the side, central heating radiators to the front and rear

LOUNGE AREA



DINING AREA



BEDROOM 1

9'10" x 18'0" (3.0m x 5.5m)



uPVC double glazed double doors opening onto the rear decking, uPVC double glazed window, central heating radiator, wood polished floor

BEDROOM 1



BEDROOM 2

9'10" x 18'0" (3.0m x 5.5m)



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

BEDROOM 2



OUTSIDE



Iron gate with remote controlled operation opening on to the driveway leading to the garage. Lawned and stocked garden to the front. Private lawned and stocked garden to the rear with timber decked stage and shed

DETACHED GARAGE



With up and over door to the front



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band C

HOW TO GET THERE

From Easterly Road turn onto Dib Lane, then right onto Grange Park Road

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

OUTSIDE



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Ground Floor

Approx. 64.5 sq. metres (694.8 sq. feet)