



Grange View, Leeds LS7 4ER

welcome to
Grange View, Leeds

A spacious four-bedroom mid-terrace property benefiting from enclosed front and rear yards, with the added advantage of a private enclosed rear



Ground Floor

Entrance Hall

Fitted radiator on the staircase leading to the first floor.

Living Room

Spacious lounge featuring large, tall double-glazed windows to the front, providing plenty of natural light, with a fitted radiator and coving to the ceiling.

Kitchen/ Diner

The dining kitchen features a rear-facing double-glazed window and an external door providing access to the outside. The space is partially divided to create a dedicated dining area while maintaining a seamless flow into the kitchen. The kitchen is fitted with a range of wall and base units, an integrated oven and hob with an extractor fan above, and tiled splashbacks.

Lounge/ Dining Room

The room features a double-glazed window and fitted radiator and offers a variety of uses due to its excellent size and well-proportioned layout.

First Floor

Bedroom One

Double bedroom featuring a front double-glazed window and fitted radiator. The room also benefits from an attractive fireplace and decorative coving to the ceiling.

Bedroom Two

A double bedroom featuring rear double-glazed windows and a fitted radiator, with the added benefit of a feature fireplace and decorative coving to the ceiling.

Bedroom Three

A single bedroom with a rear-facing double-glazed window and a fitted radiator.

Bedroom Four

A single bedroom with a front double-glazed window and fitted radiator.

Bathroom

The bathroom comprises a bath, WC, and wash hand basin, together with a separate shower cubicle.

Cellar

The property benefits from a large cellar space, providing excellent additional storage or potential for a variety of uses. The cellar can be access via a door in the hallway which has stairs leading down.

Outside

Externally, the property benefits from enclosed front and rear yards. The front offers a low-maintenance outdoor space, while the spacious rear yard features double gates and a driveway, providing valuable off-street parking. Both areas are designed for easy maintenance.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Grange View, Leeds

- MID TERRACE
- FOUR BEDROOMS
- FRONT AND REAR YARDS - REAR INCLUDES DRIVEWAY
- KITCHEN/ DINER TO REAR
- SPACIOUS ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109926 - 0002

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