

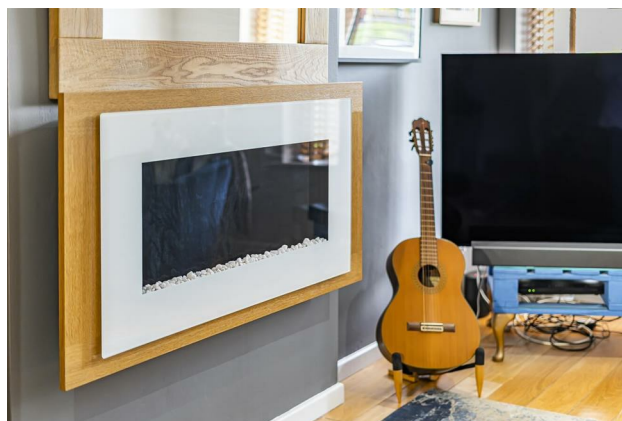
# HUNTERS®

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**Abbeydale Oval, Kirkstall, LS5**

**By Auction £230,000**

**Property Images**

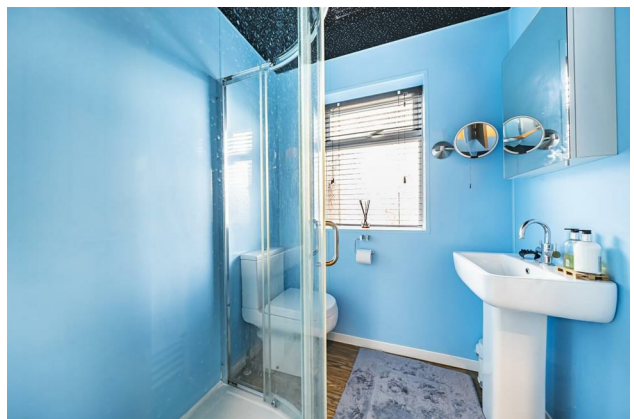
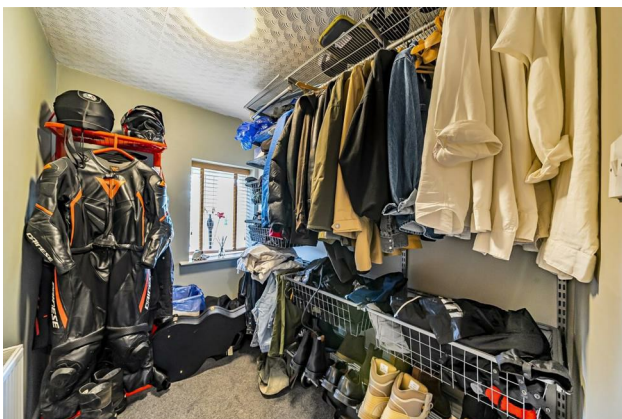
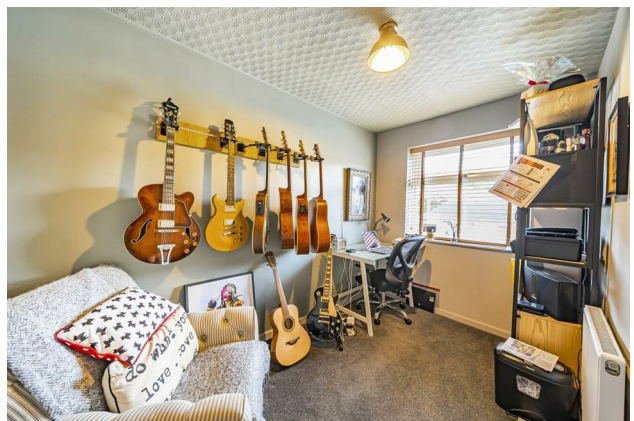




# HUNTERS<sup>®</sup>

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## Property Images



## Floorplan



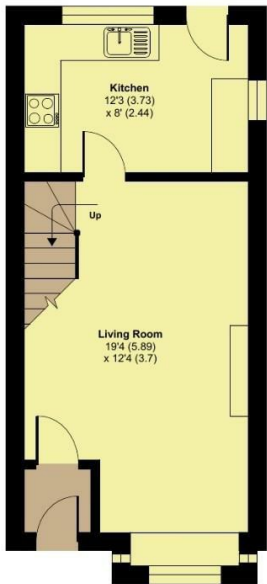
### Abbeydale Oval, Leeds, LS5

Approximate Area = 701 sq ft / 65.1 sq m

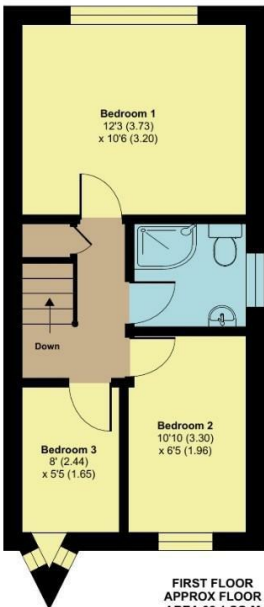
Outbuilding = 71 sq ft / 6.6 sq m

Total = 772 sq ft / 71.7 sq m

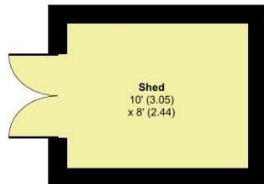
For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 33 SQ M  
(356 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 32.1 SQ M  
(345 SQ FT)




OUTBUILDING  
APPROX FLOOR  
AREA 6.6 SQ M  
(71 SQ FT)

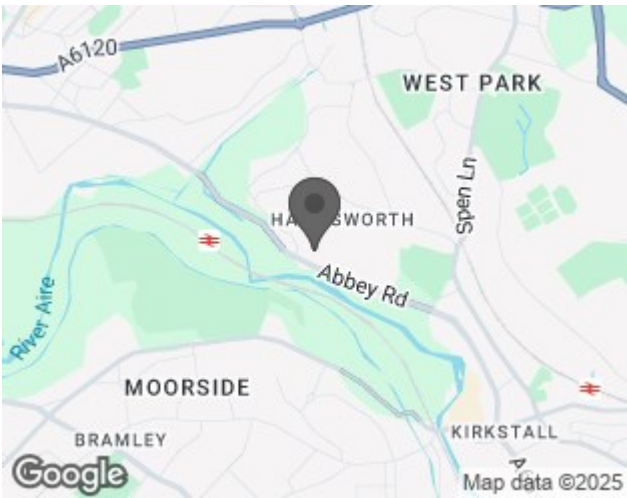


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1118019

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold



## Summary

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £230,000 \* BIDDING CLOSES 29 JULY 3PM\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

Nestled in the highly sought-after location of Kirkstall, Abbeydale Oval presents a fantastic opportunity with this charming three-bedroom semi-detached home. Conveniently situated near local amenities, commute links, schools, and the picturesque Kirkstall Abbey, this property offers a desirable lifestyle for first-time buyers and young families alike.

NOTE FOR BUYERS:

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met)

## Key Features:

- Chain-free property, offering an excellent opportunity for first-time buyers or young families to secure their dream home without delay.
- Move-in ready and low maintenance, ensuring a hassle-free transition into comfortable living.
- Welcoming entrance vestibule leads to a spacious lounge featuring a bay window and a feature electric fireplace, creating a cozy atmosphere. An open staircase leads to the first floor.
- Modern kitchen equipped with a breakfast bar and providing access to the rear patio, perfect for casual dining and outdoor entertaining.
- Three bedrooms, with the master bedroom offering generous proportions and overlooking the private rear garden, ensuring tranquillity and privacy. The third bedroom is currently utilized as a dressing room, adding versatility to the layout.
- A sleek and contemporary shower room adds a touch of luxury to everyday living.
- The property boasts a small lawn to the front and a paved driveway with ample space for several cars, leading to a patio area.
- A large metal store provides additional storage space for tools and outdoor equipment.
- The private rear garden offers a peaceful retreat with a woody outlook, ideal for relaxation and enjoying outdoor activities.
- Abbeydale Oval enjoys a prime location with easy access to local amenities, transport links, schools, and scenic walks around Kirkstall Abbey.
- Well-maintained and move-in ready, this property presents an excellent opportunity for its next homeowner to personalize and make it their own.

Don't Miss Out: This property ticks all the boxes for a comfortable and convenient lifestyle. With its great location, well-maintained condition, and move-in readiness, it's an opportunity not to be missed. Arrange your appointment today and seize the chance to make Abbeydale Oval your new home.

## Features

• CHAIN FREE • THREE BEDROOM SEMI - DETACHED • MODERNISED THROUGHOUT - MOVE IN READY • SOUGHT AFTER LOCATION • GOOD SIZE REAR GARDEN • AMPLE OFF STREET PARKING • COUNCIL TAX BAND:- C • EPC RATING:- D