



CORNERSTONE

# 39 Fleet Lane, Oulton, Leeds, LS26 8HT

## £299,950



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# 39 Fleet Lane

## Guide Price £299,950

First Viewings Saturday 26th April 2025.

Cornerstone are proud to present this nicely presented and deceptively spacious two-bedroom semi-detached bungalow with no onward chain, ideally situated on Fleet Lane, Oulton.

Situated in this highly sought-after location, this charming bungalow, which had a new roof in 2022, offers a wonderful balance of comfort and convenience. Just a short stroll from the brilliant amenities of Oulton and Woodlesford, where you will find shops, popular restaurants, well-regarded schools, picturesque countryside and canal-side walks all right on your doorstep.

Oulton enjoys a wealth of nearby leisure and gym facilities, including the renowned Oulton Hall Hotel, Spa & Golf Resort.

For those needing to commute, Leeds and Wakefield are easily accessible via nearby motorway links (M1 & M62) and Woodlesford Station, making this location well-connected for professionals and downsizers alike.

Step inside and you'll find the property is well presented throughout, offering spacious and light-filled accommodation. The layout comprises a welcoming entrance hallway, a second/internal hallway, a generous sitting room and dining area perfect for relaxing or entertaining, a stylish breakfast kitchen, two well-proportioned bedrooms, and a contemporary family bathroom.

Externally, the property has a low-maintenance front garden, a private driveway providing off-street parking, and a delightful large rear garden which is ideal for enjoying sunny days or hosting family and friends. A detached garage is present at the bottom of the driveway.

To conclude, a great opportunity to secure a fantastic bungalow in a brilliant location.

### **Entrance Hallway**

You proceed up the driveway to the side of the bungalow to enter up a small step, then through a grey UPVC door into a neutrally decorated hallway with coving. The entrance hallway leads to the breakfast kitchen, sitting & dining room, and a door leads into a second/inner hallway.

### **Second Hallway**

A neutrally decorated second/inner hallway that leads to the principal bedroom, the second bedroom and a contemporary bathroom. This hallway also has plenty of space and a double-glazed window.

### Breakfast Kitchen

A spacious breakfast kitchen that comprises a good degree of cupboard space. The cupboards are finished neutrally with a contrasting worktop. The kitchen utilities include a stainless steel sink with a drainer, an integrated oven, a fitted hob with a stainless steel extractor above, an integrated dishwasher, and a washing machine. The breakfast kitchen is decorated in a modern tone with coving and two large double-glazed windows that allow natural light to pour in. An integrated cupboard exists that houses the property's boiler.

### Sitting & Dining Room

A spacious sitting & dining room with ornate coving. The decor is finished in a contemporary tone with a large double-glazed window to the front elevation with a view of the front garden. A commanding gas fire with a beautiful surround creates a pleasant focal point to this space.

### Principal Bedroom

A spacious bedroom that is neutrally decorated with a double-glazed window to the rear elevation, with a fantastic view up the rear garden.

### Bedroom Two

A neutrally decorated bedroom with coving to the ceiling and a double-glazed window to the rear elevation.

### Bathroom

A stylish and partly tiled bathroom. The bathroom comprises a walk-in shower enclosure with a rain dance shower head and a second flexible shower hose. A wash basin above a vanity cupboard, a toilet and a chrome heated towel rail exist. A frosted double-glazed window allows natural light in, and the areas not tiled are painted neutrally.

### Front Garden & Driveway

A low-maintenance front garden that is predominantly paved. A number of plants exist, introducing some greenery. A private tarmac driveway offers off-road parking and leads up the side of the property to the entrance door, rear garden and the detached garage. Please note that the width is limited when passing the bungalow, making the garage not accessible to all vehicles.

### Rear Garden & Detached Garage

An impressive rear garden that is predominantly laid to lawn and offers the perfect space to enjoy the outdoors or entertain with friends or family.

### Important Information

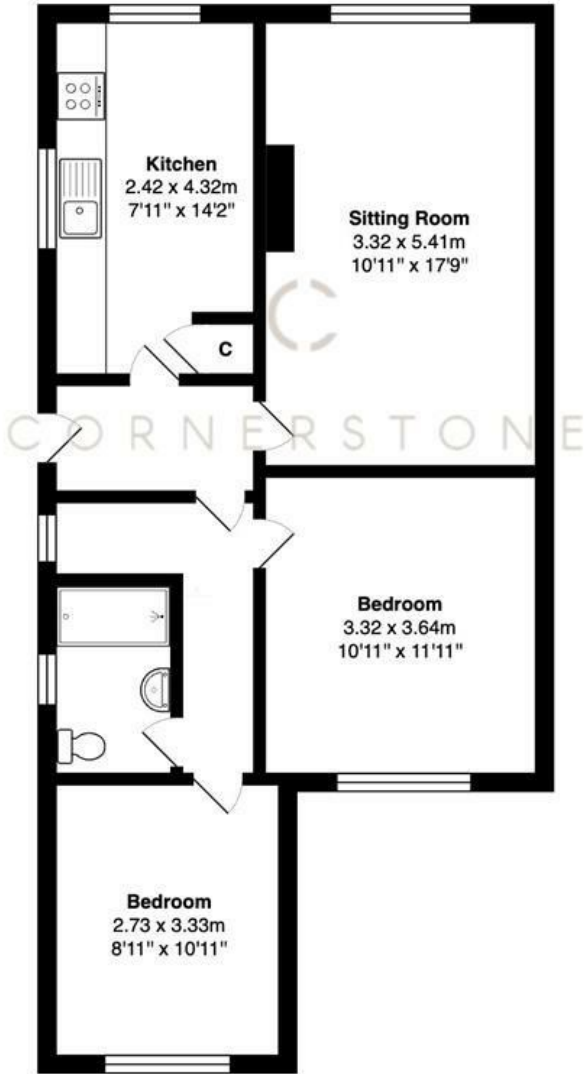
TENURE - FREEHOLD.

Council Tax Band C.

No Onward Chain.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show





**Ground Floor**

Total Area: 64.2 m<sup>2</sup> ... 691 ft<sup>2</sup>

All measurements are approximate and for display purposes only

on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

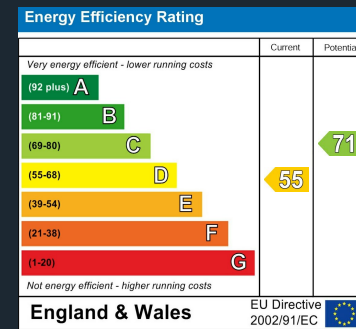
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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