



**Oulton Drive, Oulton Leeds LS26 8EN**

**welcome to**

**Oulton Drive, Oulton Leeds**

William H Brown is proud to present to the market this lovely family DETACHED home with FOUR bedrooms, one EN-SUITE, front and rear GARDENS, GARAGE and DRIVEWAY for OFF-STREET parking. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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This property comprises in brief on the ground floor of a welcoming entrance hall leading to the open plan lounge and diner, kitchen with a versatile space currently used as a study area, staircase rising to the first floor. To the first floor there is a landing leading to four bedrooms; master with en-suite and the family bathroom. Externally, to the front this property benefits from a landscaped garden to the front, driveway and garage providing off-street parking; garage benefiting from power. Additionally, to the rear there is a enclosed flagged garden; perfect for summertime entertaining and a summerhouse with electrics.

LS26 is situated in Leeds covering areas such as Rothwell, Oulton, and Woodlesford. Its a vibrant and diverse area with a mix of residential neighbourhoods, local shops and amenities.

## Entrance Hall

### Lounge/Dining Room

25' 4" x 11' 4" ( 7.72m x 3.45m )

### Kitchen

7' 7" x 9' 2" ( 2.31m x 2.79m )

### Bedroom One; En-Suite

17' 3" x 7' 7" ( 5.26m x 2.31m )

### Bedroom Two

11' 3" x 7' 8" ( 3.43m x 2.34m )

### Bedroom Three

8' x 13' 3" ( 2.44m x 4.04m )

### Bedroom Four

6' 8" x 10' ( 2.03m x 3.05m )

## Bathroom



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## Oulton Drive, Oulton Leeds

- DETACHED HOUSE
- FOUR BEDROOMS; ONE EN-SUITE
- OPEN PLAN LOUNGE AND DINER
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

**£385,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109952 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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