



**The Oval, Leeds LS14 6BE**



**welcome to**

## **The Oval, Leeds**

Welcome to this charming three-bedroom semi-detached home, offering a perfect blend of comfort and convenience. Located in a desirable neighbourhood, this property features a lounge, a modern kitchen/diner, and a well-maintained garden-ideal for both relaxation and entertaining.



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This property comprises in brief; porch leading into the welcoming entrance hall which provides access to the lounge, open plan kitchen/diner, staircase rising to the first floor. To the first floor there is three bedrooms and the family bathroom.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

## First Floor

### Lounge

11' 1" MAX x 13' 6" MAX ( 3.38m MAX x 4.11m MAX )

### Kichen/Diner

15' 7" MAX x 13' 6" MAX ( 4.75m MAX x 4.11m MAX )

## First Floor

### Bedroom One

10' 7" MAX x 14' 1" MAX ( 3.23m MAX x 4.29m MAX )

### Bedroom Two

9' 6" MAX x 11' 2" MAX ( 2.90m MAX x 3.40m MAX )

### Bedroom Three

5' 6" MAX x 6' 6" MAX ( 1.68m MAX x 1.98m MAX )

### Bathroom



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## welcome to The Oval, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN AND DINING ROOM
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY

Tenure: Freehold EPC Rating: D

# £230,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT110632 - 0003

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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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