



Oakham Way, Leeds LS9 9AL

welcome to

Oakham Way, Leeds

This mid-terrace two-bedroom home, featuring a bright lounge with French doors opening onto a private rear garden. The property also benefits from a kitchen, two spacious bedrooms, a bathroom, and a driveway providing off-street parking.



Ground Floor

Lounge

15' MAX x 12' 11" MAX (4.57m MAX x 3.94m MAX)

Spacious and light-filled lounge featuring French-style patio doors leading to the rear garden, enhancing the indoor-outdoor flow. Includes an electric fire for cosy evenings, two central heating radiators for year-round comfort, and laminate flooring throughout for a modern, low-maintenance finish.

Kitchen

10' 7" MAX x 6' 5" MAX (3.23m MAX x 1.96m MAX)

Fully fitted with a range of wall and base units, this kitchen includes integrated appliances. Designed with practicality in mind, it offers ample storage and workspace, ideal for everyday cooking and entertaining.

Guest Wc

Guest W/C with washing hand basin, central heating radiator.

First Floor

Bedroom One

12' 11" MAX x 7' 10" MAX (3.94m MAX x 2.39m MAX)

Two windows to the front, central heating radiator,

Bedroom Two

12' 11" MAX x 5' 7" MAX (3.94m MAX x 1.70m MAX)

Windows to the rear, central heating radiator,

Bathroom

A well-appointed bathroom incorporating a bathtub with shower facilities, wash hand basin, and W/C.

Loft Space

Access via pull down ladders, unboarded.



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welcome to

Oakham Way, Leeds

- GUIDE PRICE £175,000 - £180,000
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- MID-TERRACE TWO-BEDROOM HOME
- SITUATED IN A CUL-DE-SAC
- BRIGHT LOUNGE WITH FRENCH DOORS TO REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111191 - 0004

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