



The Oval, Leeds LS14 6BE

welcome to

The Oval, Leeds

This well-presented property offers three spacious bedrooms, a modern kitchen/diner, and both front and rear gardens. Enjoy off-street parking with a private driveway and garage featuring a convenient W/C. The rear garden is perfect for entertaining, complete with a stylish bar.



Ground Floor

Lounge

12' 10" MAX x 12' 5" MAX (3.91m MAX x 3.78m MAX)

A bright and welcoming space featuring an integrated fire, a large front-facing window that fills the room with natural light, and a stylish glass door providing seamless access into the kitchen/dining room. Perfect for relaxing or entertaining.

Kitchen/Dining Room

14' 2" MAX x 11' 2" MAX (4.32m MAX x 3.40m MAX)

An open-plan space designed for modern living, featuring a fully fitted kitchen with wall and base units, integrated appliances, and a rear-facing window that brings in natural light. The dining area includes fitted cupboards to the side, offering additional storage, and a door leading into the porch for convenient access to the garden.

Porch

Porch

featuring a rear-facing window that brings in natural light and a side door providing easy access to the garden and outdoor areas.

First Floor

Bedroom One

16' 6" MAX x 9' 8" MAX (5.03m MAX x 2.95m MAX)

Carpeted throughout, large bay window to the rear, carpeted throughout, central heating radiator.

Bedroom Two

13' 1" MAX x 9' 10" MAX (3.99m MAX x 3.00m MAX)

Fitted wardrobes, carpeted throughout, window to the front. central heating radiator.

Bedroom Three

6' 9" MAX x 5' 7" MAX (2.06m MAX x 1.70m MAX)

Carpeted throughout, window to the front, central heating radiator.

Bathroom

A well-appointed space incorporating a three-piece suite, including a bathtub with shower facilities, wash hand basin and W/C within an integrated storage

unit, complemented by spotlights and a rear-facing window for natural light and ventilation.

Externally

Garage

19' 10" MAX x 13' 5" MAX (6.05m MAX x 4.09m MAX)

An ideal workshop space, thoughtfully converted and complemented with wall and base units for storage and functionality. Includes a W/C with wash hand basin, making it a practical and versatile addition to the property.

Bar

11' 8" MAX x 7' 7" MAX (3.56m MAX x 2.31m MAX)

A fantastic entertaining space featuring a dedicated bar area with seating, spotlights, oil filled radiator. French-style patio doors open directly into the rear garden, creating a seamless indoor-outdoor experience.



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welcome to

The Oval, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN AND DINING ROOM
- MATURE FRONT GARDEN AND LOW MAINTENANCE REAR
- OFF-STREET PARKING; DRIVEWAY FOR MULTIPLE VEHICLES WITH LARGE SECURE GATES

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111285 - 0003

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william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk