



Oak Drive, Whinmoor Leeds LS14 2FB

welcome to

Oak Drive, Whinmoor Leeds

This stunning five bedroom detached home features three reception rooms including a stylish open-plan kitchen and dining area. The master bedroom benefits from a en-suite, while the remaining bedrooms benefit from fitted wardrobes. Externally, there is driveway and a garage with utility area.



This beautifully extended three-story detached home offers a spacious and well-designed layout. The ground floor features a welcoming porch leading into a central hall, with access to a study and a comfortable living room. The heart of the home is the open-plan kitchen and dining area, complete with sliding patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. A convenient W.C. completes the ground floor. On the first floor, there are four generously sized bedrooms, including a master with en-suite, a family bathroom, and a landing area. The second floor provides two additional bedrooms and a shower room, accessed via a separate landing, offering excellent flexibility for guests or growing families.

The property benefits from a low-maintenance, landscaped rear garden—perfect for relaxing or entertaining with minimal upkeep. Additionally, the garage has been partially converted into a utility room, enhancing the home's functionality, while the remaining space still offers ample room for storage.

Please note; There is £100 service charge per year.

Ground Floor

Lounge

13' 5" MAX x 12' 3" MAX (4.09m MAX x 3.73m MAX)

Study Room

6' 10" MAX x 6' 5" MAX (2.08m MAX x 1.96m MAX)

Kitchen

10' 2" MAX x 25' 8" MAX (3.10m MAX x 7.82m MAX)

Dining Room

12' 3" MAX x 10' 11" MAX (3.73m MAX x 3.33m MAX)

Guest W/C

First Floor

Bedroom One; En-Suite

9' 6" MAX x 17' 2" MAX (2.90m MAX x 5.23m MAX)

Bedroom Four

9' 11" PLUS WARDROBES x 8' 5" MAX (3.02m PLUS WARDROBES x 2.57m MAX)

Bedroom Five

10' 10" MAX x 8' 5" MAX (3.30m MAX x 2.57m MAX)

Bathroom

Second Floor

Bedroom Two

11' 7" MAX x 15' 5" MAX (3.53m MAX x 4.70m MAX)

Bedroom Three

9' MAX x 15' 8" MAX (2.74m MAX x 4.78m MAX)

Shower Room



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Oak Drive

- BEAUTIFULLY EXTENDED DETACHED HOME
- FIVE SPACIOUS BEDROOMS INCLUDING ONE EN-SUITE
- OPEN-PLAN KITCHEN AND DINING AREA WITH SLIDING PATIO DOORS TO REAR GARDEN
- GARAGE WITH A SECTION DEDICATED TO A UTILITY ROOM
- WRAP AROUND GARDEN TO THE FRONT

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111253 - 0004

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