



**Old Oak Drive, LEEDS LS16 5HA**

**welcome to**

**Old Oak Drive, LEEDS**

A semi-detached house with three bedrooms situated in the sought after location of West Park which offers great access to transport links and local amenities.



### **Old Oak Drive**

A three bedroom semi-detached house, with gardens to the front, side and rear. In brief this property comprises; porch, entrance hall, lounge/diner, kitchen, three bedrooms and bathroom. Externally the property offers a driveway which extends down the side of the house under a car port, a paved front garden, lawn to the side of the property and a paved garden to the rear. Situated in West Park, a highly sought after residential area of Leeds which offers local shops, cafes and bistro, as well as being well placed for access to the amenities in Headingley. Great access to the Ring Road, which offers easy access to other Leeds suburbs.

### **Porch**

The front entry door opens in to the porch, which in turn opens in to the entrance hall.

### **Entrance Hall**

A stair case rises to the first floor landing.

### **Lounge/Diner**

22' 2" x 11' 10" ( 6.76m x 3.61m )

A dual aspect room which has a stone fireplace with gas fire and a radiator. Double glazed window to the front elevation and double glazed patio doors to the rear elevation open out to the garden.

### **Kitchen**

10' 5" x 8' 9" ( 3.17m x 2.67m )

Fitted with a range of wall and base units with complimentary roll edge work surfaces which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises electric oven with electric hob over and cooker hood above. Integrated fridge freezer, storage cupboard and plumbing for a washing machine. Double glazed window to the rear elevation.

### **First Floor Landing**

Stairs rise from the entrance hall up to the first floor landing.

### **Bedroom One**

10' 5" x 9' 10" ( 3.17m x 3.00m )

A double bedroom with fitted wardrobes, radiator and double glazed window to the front elevation.

### **Bedroom Two**

9' 5" x 11' 2" ( 2.87m x 3.40m )

A second double bedroom with storage cupboards, radiator and double glazed window to the rear elevation.

### **Bedroom Three**

8' 4" x 9' 8" ( 2.54m x 2.95m )

Having a radiator and double glazed window to the front elevation.

### **Bathroom**

Fitted with a white three piece suite comprising; panelled bath with shower over and curtain to the side, vanity wash hand basin and low flush wc. Extractor fan, tiled walls and tiled floors. Double glazed windows to the front and side elevations.

### **Externally**

#### **Front Garden**

At the front of the property there is a driveway providing off street parking which extends down the side of the property with a car port over. There is a paved front garden and a lawned garden to the side of the driveway.

#### **Rear Garden**

To the rear of the property there is a paved garden which is enclosed by timber fencing.



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## Old Oak Drive, LEEDS

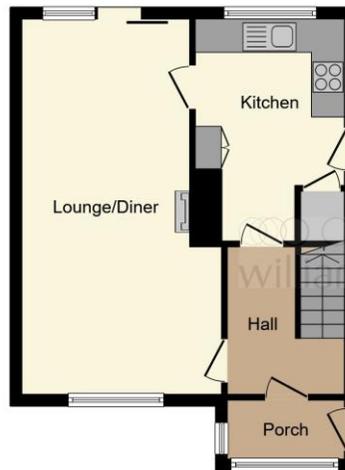
- Guide Price - £240,000 - £250,000
- Semi-Detached House
- Three Bedrooms
- Driveway & Gardens
- Sought After Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

# £240,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
HEA108585 - 0002

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