



Shire Oak Road, Leeds LS6 2DD

welcome to

Shire Oak Road, Leeds

A two double bedroom upper floor apartment in a Grade II listed building, beautifully presented throughout with character features. Offering spacious living accommodation, garage, allocated parking and well maintained communal gardens. The property is sold as leasehold with a share of the freehold.



Entrance Hall

A welcoming and spacious hallway with carpet flooring, radiator, skylight and access to all rooms.

Lounge

22' 11" Max x 16' 6" Max (6.99m Max x 5.03m Max)

A beautiful, spacious room retaining character features including exposed wood beams and a beautiful cast iron fireplace. The room also benefits from carpet flooring, two radiators, dual aspect windows and a skylight allowing a good amount of natural light to flow through.

Kitchen/Diner

16' 7" Max x 9' 11" Max (5.05m Max x 3.02m Max)

A modern and stylish fitted kitchen offering a range of wall and base units with gloss doors, worksurfaces incorporating a Belfast sink and electric hob. Integrated appliances include an electric oven and dishwasher and there is ample space for a table and chairs. The room also benefits from a large built in pantry cupboard, tiled floor, window and skylight.

Utility Room

8' 4" Max x 5' 3" Max (2.54m Max x 1.60m Max)

With a tiled floor, plumbing for a washing machine and a great storage space.

Bedroom One

21' 3" Max x 11' 1" Max (6.48m Max x 3.38m Max)

A generous double bedroom with feature exposed wooden beams, a lovely feature cast iron fireplace and a free standing wardrobe.

Bedroom Two

11' Max x 13' 1" Max (3.35m Max x 3.99m Max)

A double bedroom with carpet flooring, free standing wardrobe and neutral decor.

Shower Room

A modern shower room with tiling to splash areas and fitted with a three piece suite comprising of a walk in shower, wc, pedestal wash hand basin, heated chrome towel rail, vinyl flooring and a skylight.

Outside

There is a garage perfect for storage or secure parking, access to well maintained communal gardens and an allocated parking space.



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Shire Oak Road, Leeds

- ****GUIDE PRICE £270,000 - £280,000****
- Grade II Listed Building
- Spacious Upper Floor Apartment
- Two Double Bedrooms
- Character Features

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 23 Jun 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108830 - 0004

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