



34 Oaktree Drive, Leeds
£259,995

NO ONWARD CHAIN - FANTASTIC LIVING SPACE - DINING KITCHEN - SPACIOUS LIVING ROOM - FOUR STOREY LIVING - TWO DOUBLE BEDROOMS & ONE SINGLE - FAMILY ROOM/WORK FROM HOME SPACE - TWO BATHROOMS PLUS GUEST WC - ENCLOSED REAR GARDEN - GARAGE

This four bedroom townhouse is fantastic value for money and has great versatile space and is situated in a popular residential location close to many amenities, Roundhay park and the City Centre. This modern home also benefits from a garage and off street parking.

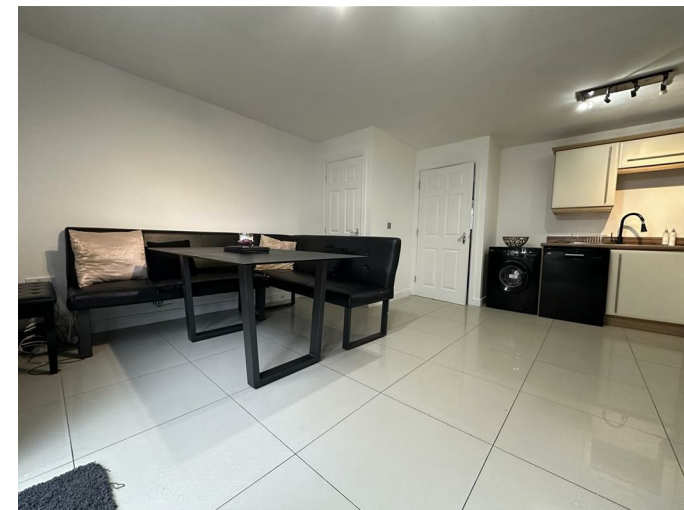
The ground floor briefly comprises: Spacious hallway with guest wc, work from home office/dining room/family room, a wonderful open plan living dining kitchen with a good range of units and integrated appliances and doors opening onto the patio and the rear garden marking this a great summer entertainment space.

The first floor has a landing with a staircase to the second floor. This accommodation comprises: A well proportioned great sized living room with French doors, opening onto a Juliet balcony. There is a double bedroom with a window to the front, a single bedroom also to the front and a house bathroom with white suite, bath with a shower.

The second floor offers a simply massive master bedroom and an en suite with a shower. There is a

further double bedroom which is equally large.

The rear garden is private and enclosed patio garden which is West facing and ideal for summer entertainment. The garage is to the rear and is on a block of three. FULL VIDEO TOUR AVAILABLE - EPC TBC - FLOORPLAN TO FOLLOW

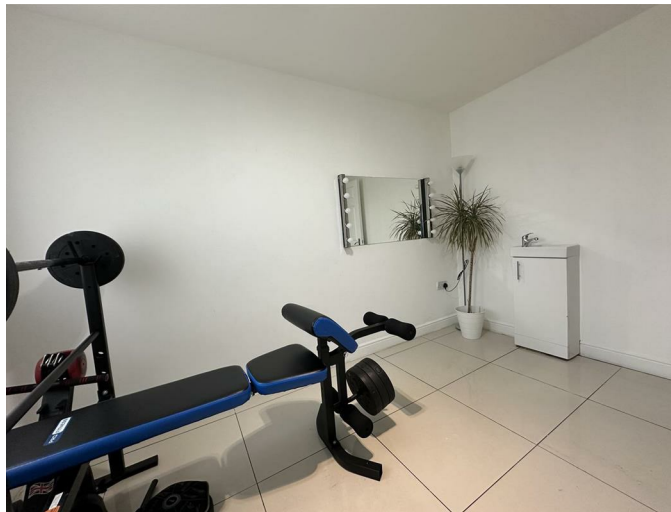


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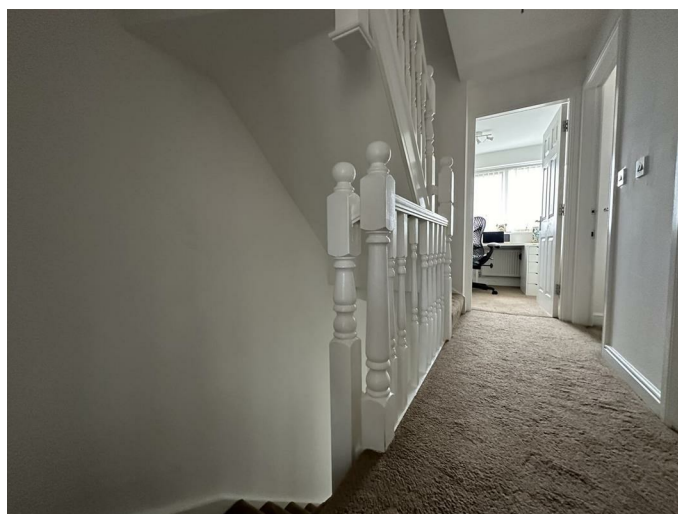


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HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>



COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

COUNCIL TAX BAND

TBC

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

BAND C

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

PARKING

The parking at the property is

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

TENURE

TBC

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

WATER METER

There is/is not a water meter in the property

