



Oakdene Drive , Alwoodley, Leeds

- FOUR BEDROOM DETACHED STONE BUILT HOUSE
- DETACHED GARAGE
- BOTTOM OF A QUIET CUL-DE-SAC
- SOLAR PANELS
- PRIVATE REAR GARDEN
- EPC RATING- C/ COUNCIL TAX BAND- E

£525,000

Tenure: Freehold

HUNTERS[®]
HERE TO GET *you* THERE

Oakdene Drive , Alwoodley, Leeds

DESCRIPTION

Hunters Wetherby are pleased to bring to market this modern four bedroom detached house pleasantly situated at the end of a quiet cul de sac on the Alwoodley/Shadwell border.

Conveniently positioned on Oakdene Drive, this home is ideal for all types of buyers. There are excellent amenities within a very short walking distance through the local park, including a children's play area and an Ofsted outstanding primary school and shops including hairdressers, post office and local co-op store.

The property offers a fantastic layout which includes to the ground floor a well laid out kitchen with wall and base units, electric hob and oven, integrated fridge freezer, dishwasher and space for a washing machine. The dining room which is well placed from the kitchen has french doors with side panels that lead into a private enclosed South West facing lawned rear garden. Double doors lead into the spacious lounge with a gas living flame fire and marble effect surround hearth and also benefits from a large bay window allowing lots of natural light, both of these rooms have been recently redecorated.

A W/C and hallway complete the downstairs accommodation.

To the first floor the master bedroom benefits from built in wardrobes and an en-suite shower room which is fully tiled from floor to ceiling and has shower, low level w/c and wash basin. There are two further double bedrooms both with built in wardrobes for added storage and a single bedroom. The house bathroom comprises a modern luxury bathroom suite fully tiled, comprising of w./c, wash hand basin, heated towel rail and bath with shower over.

To the front there is a block paved driveway to provide off street parking for multiple cars which leads to a detached garage and a gate to the rear lawned garden with a small patio area and perimeter hedges.

This property also benefits from uPVC double glazing throughout, gas central heating and Solar Panels providing energy during daytime operation and an opportunity for extra income.



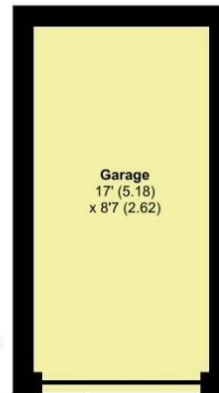
Oakdene Drive, LS17

Approximate Area = 1084 sq ft / 100.7 sq m

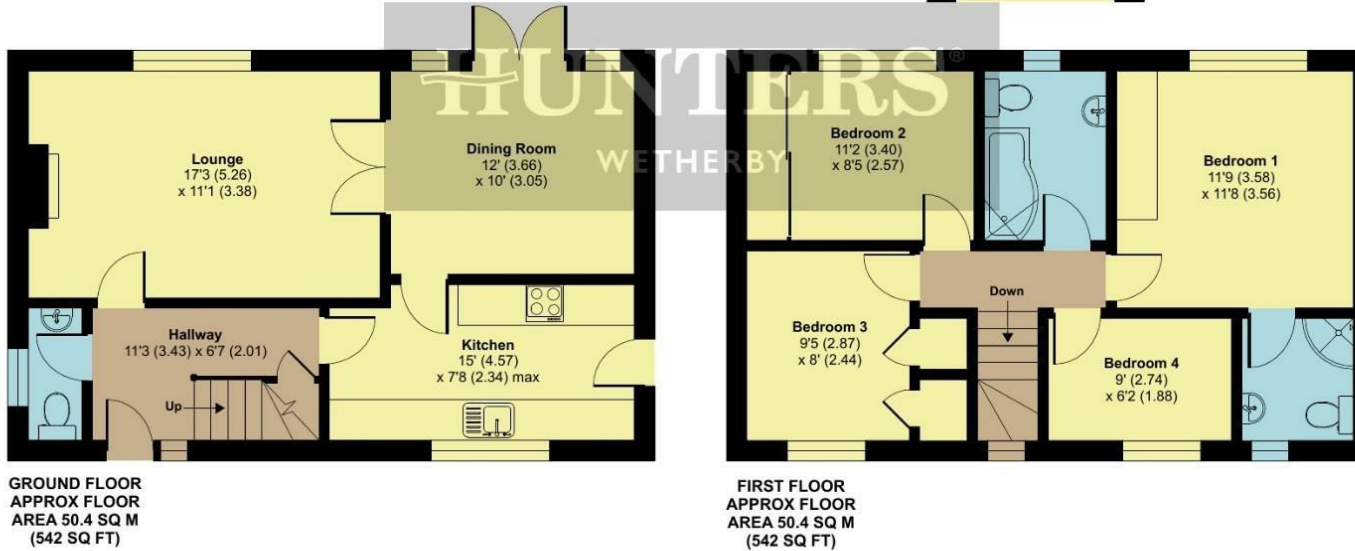
Garage = 147 sq ft / 13.6 sq m

Total = 1231 sq ft / 114.4 sq m

For identification only - Not to scale



GARAGE
APPROX FLOOR
AREA 147 SQ M
(13.6 SQ FT)



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters Property Group. REF: 1038541

Council Tax: E

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		69	73	EU Directive 2002/91/EC	
England & Wales				England & Wales	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>

