



Abbeydale Oval, Leeds LS5 3RF

welcome to

Abbeydale Oval, Leeds

****GUIDE PRICE £170,000 - £180,000**** This one double bedroom semi-detached home is sure to appeal to a number of buyers & internal viewing is highly recommended. Benefiting from a beautiful modern kitchen & newly renovated bathroom. Ample off street parking. Excellent outdoor space. Converted garage.



Abbeydale Oval

A well presented and ready to move into one bedroom semi-detached home, benefiting from a fantastic location on the quiet residential Abbeydale Oval. Within walking distance of the Kirkstall Forge train station, the property is perfect for young professionals and first time buyers alike.

Internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; Entrance with archway leading in the spacious lounge and modern fitted kitchen to the ground floor. To the first floor there is a good sized double bedroom, beautifully presented bathroom and access to the loft.

The property boasts ample off street parking to the side, a beautifully presented and private split level rear garden, with separate patio and lawned areas. The garage has been converted to provide a versatile space which is currently being utilised as an office.

Ground Floor

Front Entrance

There is a high quality composite door (fitted in the last year) to the front which opens into an entrance porch a great space for shoes and coats with window to the front, an open archway opens through to the lounge

Lounge

10' 10" x 12' 7" (3.30m x 3.84m)

A well presented and bright living space with neutral decor, laminate wood flooring, radiator, stairs to the first floor, window to the front and open to the kitchen

Kitchen

10' 10" x 6' 10" (3.30m x 2.08m)

A modern fitted kitchen benefiting from a range of wall and base units in a white high gloss with laminate work surfaces over incorporating a sink and drainer unit with mixer tap and gas hob, tiled splash backs. There is space for a fridge freezer, washing machine and electric oven. Laminate wood flooring, radiator, window and high quality composite door (fitted in the last year) to the rear allowing access to the garden.

First Floor

Landing

With stairs from the ground floor, window, radiator and access to the loft

Bedroom One

10' 10" max x 11' 10" (3.30m max x 3.61m)

A great sized double bedroom with bright neutral decor, useful built in cupboard over the stairs, radiator, vinyl flooring and two windows to the front providing beautiful views.

Bathroom

A recently renovated modern and stylish bathroom with part tiled walls, bath with shower over and screen, vanity sink unit, wc, heated towel rail, vinyl flooring, extractor and window

Outside

The property benefits from a good sized front garden laid to lawn, there is a driveway running down the side of the property benefiting ample off street parking.

To the rear of the property there is a patio area with steps leading up to the lawned garden.

Office

16' 6" x 8' 8" (5.03m x 2.64m)

The garage has been converted to this useful versatile space which is currently being used as an office/snug with carpet, neutral decor, electric radiator, window to the front and door.



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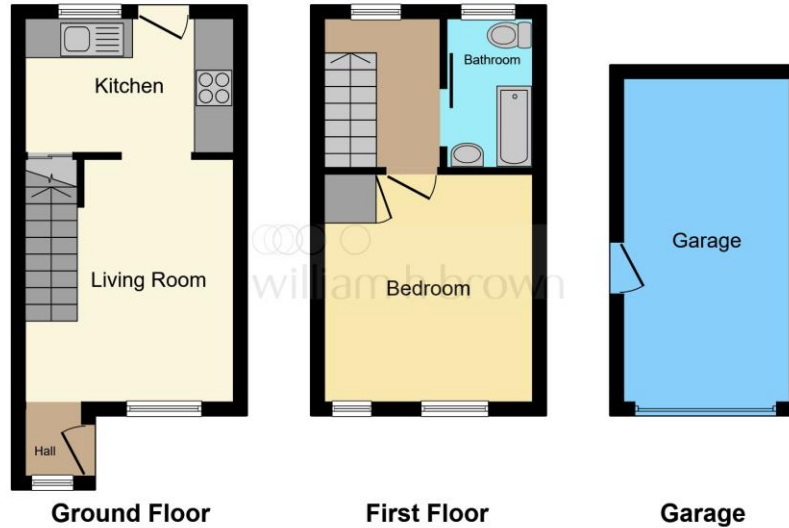
Abbeydale Oval, Leeds

- GUIDE PRICE £170,000 - £180,000
- One Bedroom Semi-detached Home
- Ample Off Street Parking
- Modern Accommodation
- Converted Garage to Provide Large Office Space

Tenure: Freehold EPC Rating: D

guide price

£170,000 - £180,000



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Property Ref:
HFT106657 - 0003

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