



**Abbeydale Oval, Leeds LS5 3RF**



**welcome to**

**Abbeydale Oval, Leeds**

Offered with NO ONWARD CHAIN is this lovely, ready to move into two-bedroom detached bungalow set on a well-sized plot in a popular Kirkstall area. Offering off-street driveway parking and a detached garage, as well as a lovely private rear garden.



## Abbeydale Oval

Delightful two-bedroom detached bungalow set on a well-sized plot with a private rear garden in a highly sought-after location. The property features extensive off-street driveway parking and a detached garage. Situated in a popular and convenient area, it is close to amenities, Kirkstall Forge train station, and offers excellent transport links.

Inside, you'll find a spacious lounge, kitchen, conservatory, a large double bedroom, a single bedroom with fitted furniture, and a fully tiled three-piece bathroom. The property also benefits from a loft providing ample storage. Early viewing is essential for this charming home! Offered with no onward chain and this home is sure to appeal to a number of buyers.

## Kitchen

6' 8" x 13' 8" ( 2.03m x 4.17m )

A bright and airy kitchen featuring dual aspect windows to the front and side as well as a door to the side. It is fitted with a range of cream wall, base, and drawer units, complemented by a black sink unit and drainer. The kitchen includes an integrated oven, a four-point gas hob with an extractor above, tiling to the splashbacks, and laminate work surfaces. There is space for washing machine and fridge freezer.

vinyl flooring

## Inner Hallway

with doors to the lounge, bathroom and bedrooms as well as access to the loft via pull down ladder providing ample storage space.

## Lounge

10' 5" + recess x 16' 11" ( 3.17m + recess x 5.16m )

A generously sized bay-fronted lounge with a pleasant street outlook. The room is in good decorative condition, featuring a carpeted floor and a charming fireplace. It also offers ample space for a dining table and chairs.

## Bedroom One

12' 10" x 8' 10" ( 3.91m x 2.69m )

A generously sized double bedroom, beautifully presented with a modern decor theme. The room features a window to the rear aspect, offering a pleasant garden view and radiator.

## Bedroom Two

9' 1" x 8' 6" ( 2.77m x 2.59m )

A spacious single bedroom with neutral decor and carpeting. The room benefits from fitted bedroom furniture and has a door leading into the conservatory.

## Bathroom

Fitted with a white three-piece bathroom suite, including a panel bathtub with an electric shower overhead, a pedestal hand wash basin, and a WC. The room features fully tiled walls and a lino floor, with a window to the side aspect providing natural light and ventilation.

## Conservatory

8' 2" x 4' 9" ( 2.49m x 1.45m )

Accessed via bedroom two, this nicely presented, versatile space features laminate flooring. It would make an excellent utility or laundry room, or a sun room during the summer months. A door provides direct access to the garden.

## Outside

At the front of the property, you'll find a lawned garden. The driveway to the side offers off-street parking for several cars and leads to a detached garage. The rear features a generously sized garden with a well-tended lawn, a patio seating area off the conservatory, and hedged boundaries for privacy, complemented by planted borders.



***view this property online*** [williamhbrown.co.uk/Property/HFT107096](http://williamhbrown.co.uk/Property/HFT107096)



welcome to

## Abbeydale Oval, Leeds

- No Onward Chain
- Two Bedroom Detached Bungalow
- Driveway & Garage
- Private Enclosed Rear Garden
- Ready to Move into Home

Tenure: Freehold EPC Rating: D

**£220,000**



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](http://www.focalagent.com)



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFT107096](http://williamhbrown.co.uk/Property/HFT107096)



Property Ref:  
HFT107096 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**