



Oldroyd Crescent, Leeds LS11 8AR

welcome to

Oldroyd Crescent, Leeds

THREE bedroom END TERRACE accommodation, having a cosy living room, fitted kitchen open with the reception/dining area, three bedrooms, house bathroom, on street permit parking, garden area to the front and a tiered paved garden to the rear with an outbuilding.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading through to the living room.

Living Room

13' 11" into bay x 11' 7" (4.24m into bay x 3.53m)
uPVC double glazed bay window to the front, gas feature fire with surround and hearth, gas central heating radiator and door leading through to the second reception/dining area.

Reception/Dining Area

10' 7" x 14' 7" (3.23m x 4.45m)
uPVC double glazed French doors to the side, gas central heating radiator, electric fire set within the chimney breast, understairs storage cupboard and open access into the kitchen.

Kitchen

8' 2" x 13' 9" (2.49m x 4.19m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven with induction hob and fitted extractor fan, space for a fridge freezer and washing machine, uPVC double glazed window to the rear and open access through to the reception/dining area.

First Floor Landing

uPVC double glazed window to the side, loft access.
Access to all three bedrooms and the house bathroom.

Bedroom One

11' 11" x 8' 11" (3.63m x 2.72m)
uPVC double glazed window to the front, gas central

heating radiator.

Bedroom Two

10' 7" x 9' 11" (3.23m x 3.02m)
uPVC double glazed window to the rear, gas central heating radiator, fitted storage cupboard housing the gas central heating boiler.

Bedroom Three

6' 10" x 5' 4" (2.08m x 1.63m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, gas central heating radiator, fully tiled walls to all visible areas and uPVC double glazed window to the rear.

Exterior

Lawn area with fence and wall boundaries to the front and to the rear is a tiered paved garden with gravel and patio areas and an outbuilding.

Outbuilding

uPVC double glazed window to the front and side and door to the side.





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welcome to

Oldroyd Crescent, Leeds

- Three bedroom end terrace accommodation
- Ideal FTB/young family home
- Cosy living room
- Open kitchen/dining area
- Tiered paved garden to the rear with outbuilding

Tenure: Freehold EPC Rating: D

£180,000



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

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MLY110476 - 0004

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