









welcome to

Oaklands Grove, Gipton Leeds

Offered with NO ONWARD CHAIN - Two bedroom detached home offering spacious accommodation in a popular residential area. Internal viewing is highly recommended.













Oaklands Grove

Two bedroom detached home offering spacious accommodation in a popular residential area. Internal viewing is highly recommended. Offered with NO CHAIN

Ground Floor

Entrance Hall

Laminate flooring, radiator and storage cupboard.

Cloakroom

Low flush wc, wash basin, radiator and tiled flooring

Lounge

13' 3" x 16' 3" (4.04m x 4.95m)

A spacious lounge with laminate flooring, two radiators, windows to two sides and patio doors, stairs up to the first floor.

Kitchen

13' 2" x 7' 7" (4.01m x 2.31m)

The fitted kitchen provides a range of wall and base units, sink and drainer unit, gas hob and oven, plumbing for washing machine, space for fridge freezer, radiator and two windows to the side and one to the front.

First Floor

Landing

Access to the loft and window to the front

Bedroom One

13' 1" x 12' (3.99m x 3.66m)

A good sized double bedroom with radiator, window to the front and Juliet balcony to the side.

Bedroom Two

13' 2" x 6' 2" (4.01m x 1.88m)

A second good sized bedroom with laminate flooring, radiator and window to both front and side.

Bathroom

The bathroom comprises; panel bath with shower, wash basin and tiled flooring





welcome to

Oaklands Grove, Gipton Leeds

- NO ONWARD CHAIN
- Two Double Bedrooms
- Spacious Lounge
- Neutral Decor
- Popular Residential Area

Tenure: Freehold EPC Rating: C

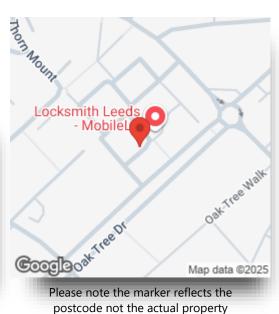
Council Tax Band: B

£190,000









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Property Ref: OAK109316 - 0002 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.





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