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3 Montagu Place, Oakwood, Leeds, LS8 2RQ
Asking Price: Asking Price £600,000
Energy Rating - TBC

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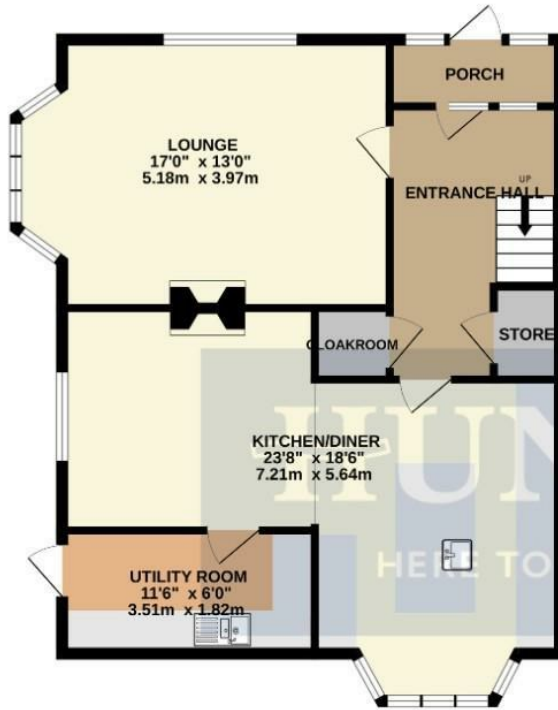
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EXQUISITE ORIGINAL FEATURES – SUPERB CORNER PLOT – ARTS AND CRAFTS STYLE SEMI-DETACHED PROPERTY – IMMACULATE MOVE IN READY CONDITION – FIVE BEDROOMS – TWO BATHROOMS – UTILITY ROOM – BEAUTIFULLY LANDSCAPED GARDENS TO ALL SIDES – DRIVEWAY AND LARGER THAN AVERAGE DETACHED GARAGE – OAKWOOD

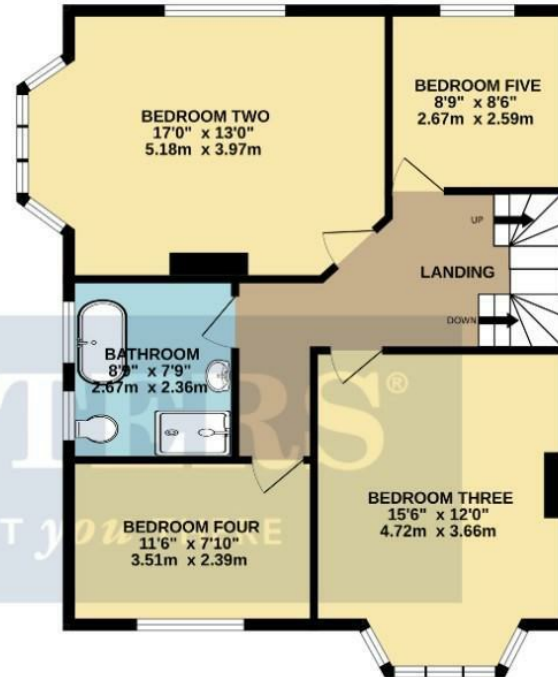
In immaculate move in ready condition, this fabulous Arts and Crafts style, five bedroom, two bathroom, semi-detached home has been modernised from top to bottom whilst staying true to the history and great original feature of the house. Located in the heart of Oakwood, the property is close to good and outstanding primary and secondary schools, including Roundhay High School, as well as bars, pubs, restaurants, cafes, shops and other great amenities close by like Roundhay Park with all it has to offer. There are beautifully landscaped gardens to the front, side and rear, a driveway and larger than average garage, externally. Internally, it briefly comprises; porch, entrance hall, lounge, open plan kitchen dining room and utility room on the ground floor. On there first floor there are four bedrooms, landing and house bathroom. On the top floor is an ensuite master bedroom with ample clever storage options. Energy Rating – TBC

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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



MONTAGU PLACE, OAKWOOD, LEEDS, LS8 2RQ

TOTAL FLOOR AREA : 1875 sq.ft. (174.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	83
England & Wales		EU Directive 2002/91/EC	

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

Porch

8'3" (max) - 3'3" (max)
Tiled floor and door to the entrance hall.

Entrance Hall

13'3" (max) - 8'3" (max)
Radiator, storage under the stairs, parquet flooring and stairs to the upper levels.

Cloakroom

3'6" (max) - 3'0" (max)

Lounge

17'0" (max) - 13'0" (max)
Wood burning stove with surround and slate hearth, bay window, engineered laminate flooring, radiator and picture rails.

Kitchen Dining Room

23'8" (max) - 18'6" (max)
Central island with breakfast bar and inset sink. Under counter fridge and freezers, bay window, radiator, feature fire place and a range of wall and base units.

Utility Room

11'6" (max) - 6'0" (max)
Porcelain sink with drainer, dish washer, door to the rear, plumbing for washing machine and a range of base units.

First Floor Landing

16'1" (max) - 13'1" (max)
Stairs to the upper and lower levels.

Bedroom Two

17'0" (max) - 13'0" (max)
Radiator, picture rails, feature fire place and bay window.

Bedroom Three

15'6" (max) - 12'0" (max)
Radiator, picture rails, feature fire place and bay window.

Bedroom Four

11'6" (max) - 7'10" (max)
Radiator.

Bedroom Five

8'9" (max) - 8'6" (max)
Radiator.

House Bathroom

8'9" (max) - 7'9" (max)
Tiled floor and half tiled walls, freestanding bath, heated towel rail, shower with glass enclosure, wash hand basin with pedestal under and w/c.

Second Floor Landing

10'6" (max) - 3'6" (max)
Stairs to the lower level, Velux window and store room in eaves.

Master Bedroom

18'0" (max) - 9'9" (max)
Built in wardrobes, storage eaves, radiator and Velux window. Shower cubicle open to bedroom, made private by curved wall.

Ensuite

6'6" (max) - 4'9" (max)
Velux window, wash hand basin with pedestal under, storage in eaves housing boiler and w/c.

Front Gardens

Walkway to the front door from the street, grassed lawns, mature trees, flower beds, plants and bushes.

Side Garden

Grassed lawns, mature trees, flower beds, plants and bushes.

Driveway

With parking for several vehicles.

Detached Garage

19'0" (max) - 13'6" (max)
Built in storage and workshop area, power lights and powered roll up door.

Rear Gardens

Covered patio area with brick built area, grassed lawns, bushes, plants, flower beds and shrubs.

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G		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracies 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. 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 by our local office, we are a member of the National Approved Redress Scheme and our national network of Hunters estate agents.







