

HUNTERS[®]

HERE TO GET *you* THERE



Gipton Wood Road

Oakwood, Leeds, LS8 3AQ

Asking Price £200,000



Council Tax: B



62 Gipton Wood Road

Oakwood, Leeds, LS8 3AQ

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Entrance Hall

9'0" (max) - 6'0" (max) (2.74m (max) - 1.83m (max))
Radiator and stairs to the upper level.

Lounge

14'6" (max) - 13'0" (max) (4.42m (max) - 3.96m (max))
Gas fire with surround, radiator and bay window.

Kitchen Dining Room

14'6" (max) - 11'3" (max) (4.42m (max) - 3.43m (max))
Gas fire with surround, stainless steel sink with drainer, radiator, boiler and a range of wall and base units.

Store Room

5'6" (max) - 3'0" (max) (1.68m (max) - 0.91m (max))

Landing

8'9" (max) - 5'9" (max) (2.67m (max) - 1.75m (max))
Stairs to the lower level.

Master Bedroom

14'6" (max) - 13'0" (max) (4.42m (max) - 3.96m (max))
Feature fire place, radiator and bay window.

Bedroom Two

8'9" (max) - 8'9" (max) (2.67m (max) - 2.67m (max))
Radiator.

Bedroom Three

8'9" (max) - 6'0" (max) (2.67m (max) - 1.83m (max))
Radiator and store room.

Bathroom

6'6" (max) - 6'0" (max) (1.98m (max) - 1.83m (max))
Panel bath, half tiled walls, radiator, wash hand basin and w/c.

Front Garden

Grassed Lawns, hedges, plants and bushes.

Driveway

With parking for several vehicle.

Car Port

Parking for one vehicle.

Rear Garden

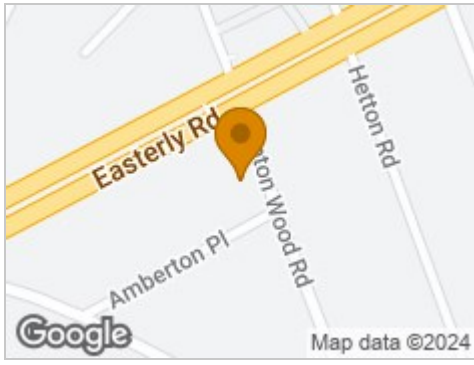
Grassed lawns and patio area.

IN NEED OF EXTENSIVE RENOVATION – THREE BEDROOMS – SEMI-DETACHED HOME – GARDENS TO THREE SIDES – DRIVEWAY – CARPORT – GREAT POTENTIAL - OAKWOOD – NO CHAIN

With excellent potential, this three bedroom semi-detached house is in need of extensive modernisation and renovation. Located on the border of Oakwood, the property is close to schools, shops, bars, pubs, cafes, restaurants, shops and transport links to name just some of the great amenities close by. There are gardens to the front, rear and side, a driveway and carport externally. Internally it briefly comprises; entrance hall, lounge, kitchen dining room and store room on the ground floor. On the ground floor, there are three bedrooms, landing and bathroom. Energy Rating - TBC



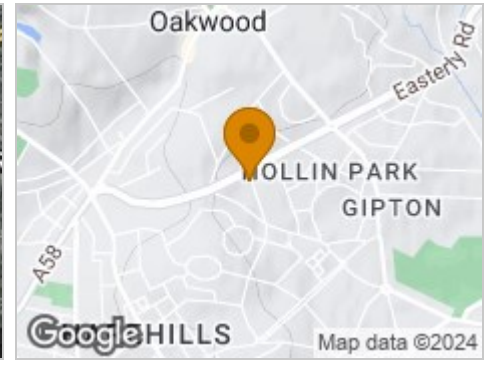
Road Map



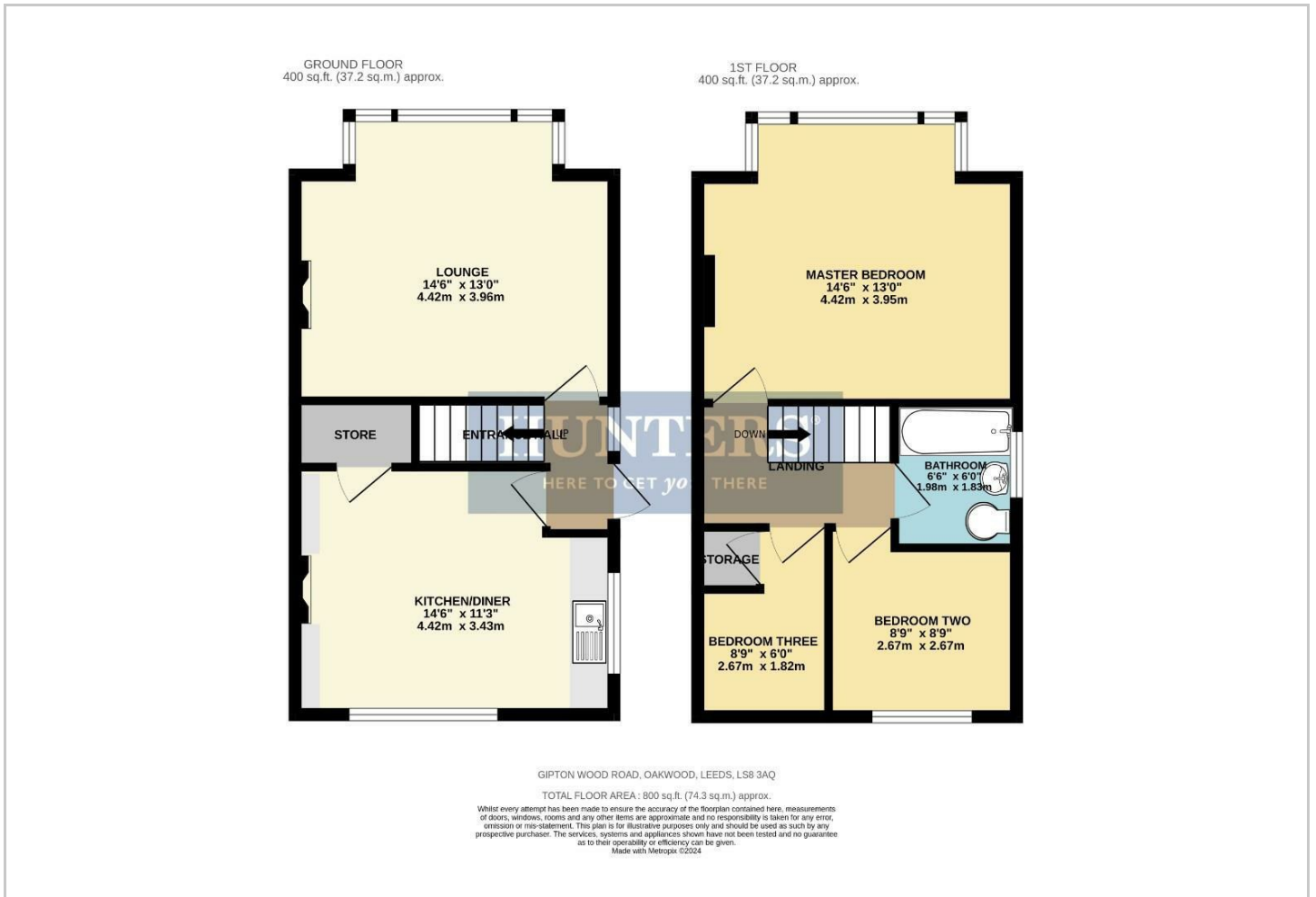
Hybrid Map



Terrain Map



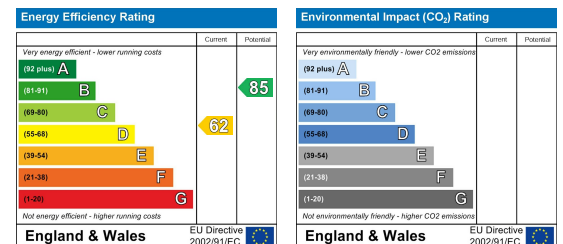
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy 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. **THINKING OF SELLING?** 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 offices we can arrange a Market Appraisal through our national network of Hunters estate agents.