

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oakdene Drive

Alwoodley, Leeds, LS17 8XW

Asking Price £325,000



Council Tax: D





# 15 Oakdene Drive

Alwoodley, Leeds, LS17 8XW

Asking Price £325,000



## Open Porch

4'0" (max) - 2'3" (max) (1.22m (max) - 0.69m (max))

## Entrance Hall

12'0" (max) - 7'9" (max) (3.66m (max) - 2.36m (max))

## Airing Cupboard

2'3" (max) - 2'0" (max) (0.69m (max) - 0.61m (max))  
Housing the hot water tank.

## Lounge Dining Room

16'6" (max) - 11'6" (max) (5.03m (max) - 3.51m (max))

Electric fire with surround, bay window and radiator.

## Kitchen

10'6" (max) - 8'0" (max) (3.20m (max) - 2.44m (max))

Double fan oven, hob with extractor over, double bowl sink with drainer, fridge freezer, boiler, tiled splash back and a range of wall and base units.

## Conservatory

19'0" (max) - 9'3" (max) (5.79m (max) - 2.82m (max))

Wall lights, radiator and double doors to the rear garden patio.

## Master Bedroom

14'9" (max) - 10'3" (max) (4.50m (max) - 3.12m (max))

Built in wardrobes, radiator and pedestal with wash hand basin.

## Ensuite W/C

4'9" (max) - 2'9" (max) (1.45m (max) - 0.84m (max))  
W/c.

## Bedroom Two

9'0" (max) - 9'0" (max) (2.74m (max) - 2.74m (max))  
Radiator and double doors to the conservatory.

## Bathroom

7'9" (max) - 6'0" (max) (2.36m (max) - 1.83m (max))  
Tiled walls, radiator, panel bath with shower over, wash hand basin and w/c.

## Front Gardens

Mainly grassed lawns, plants, bushes and flower beds.

## Driveway

With parking for several vehicles.

## Garage

17'9" (max) - 9'3" (max) (5.41m (max) - 2.82m (max))

Power and lights, water and up and over garage door.

## Rear Garden

Mainly grassed lawns, flower beds, plants, hedges, trees, bushes and flower beds. Patio area to the rear of the property.

**GREAT DOWNSIZING OPPORTUNITY – EXTENDED DETACHED BUNGALOW – TWO BEDROOMS – CONSERVATORY – GARDENS TO THE FRONT AND REAR – GARAGE – DRIVEWAY – ENSUITE W/C IN THE MASTER BEDROOM – IN NEED OF MODERNISATION – NO CHAIN**

In need of some modernisation, but with great potential, this two bedroom extended detached bungalow is an ideal opportunity for anyone looking to downsize. Located on a quiet street just off Shadwell Lane, the property is close to shops, parks, bars, cafes and transport links to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and garage externally. Internally it briefly comprises; open porch, hall way, airing cupboard, lounge dining room, kitchen breakfast room, conservatory, master bedroom with ensuite w/c, house bathroom and a further bedroom. Energy Rating – TBC





## Road Map



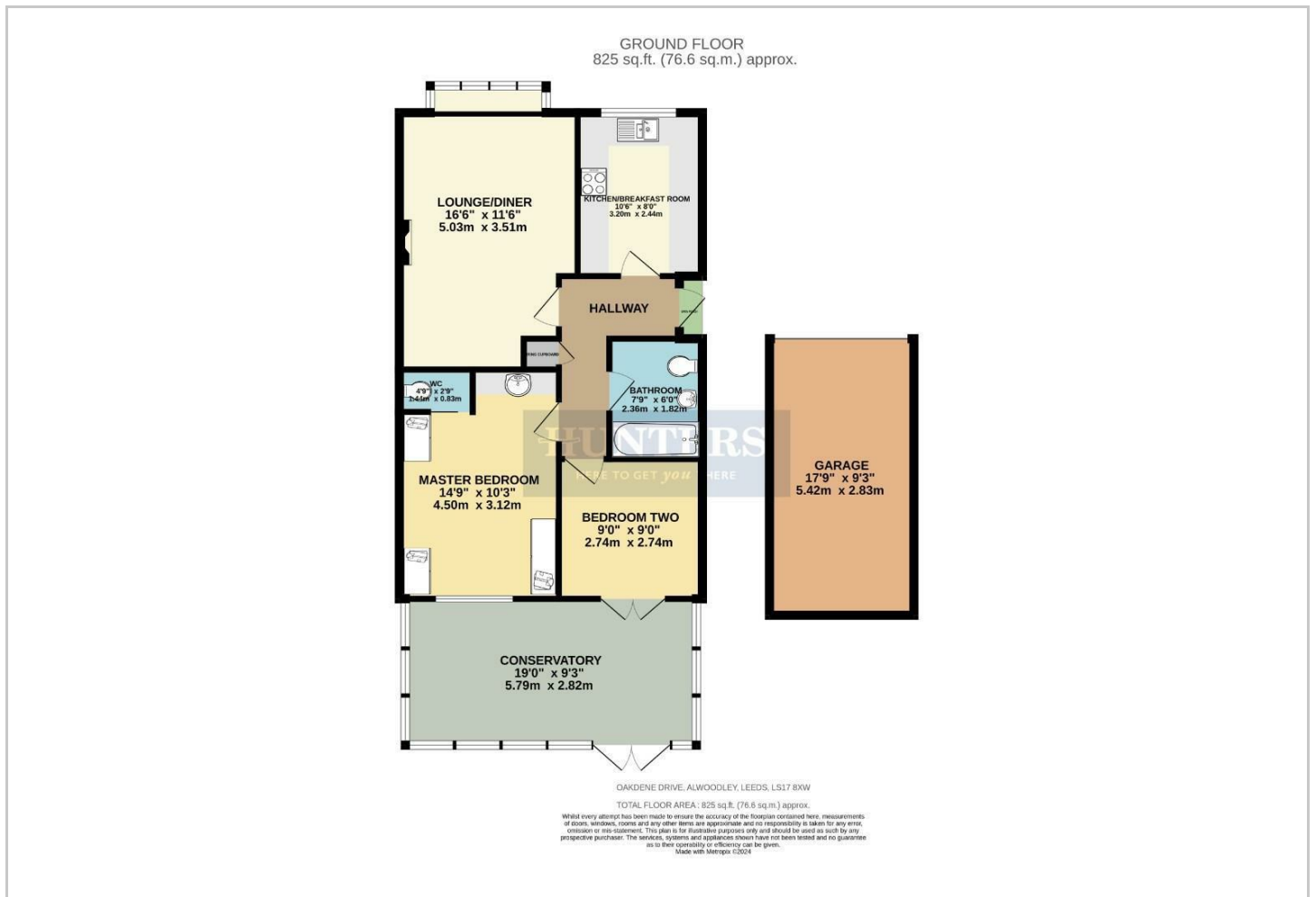
## Hybrid Map



## Terrain Map



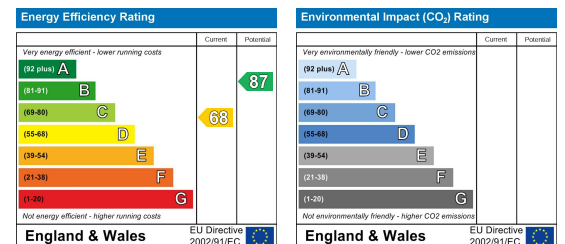
## Floor Plan



## 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.