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14 Reinwood Avenue, Oakwood, Leeds, LS8 3DP

Asking Price £279,000

Energy Rating: TBC | Council Tax Band: C

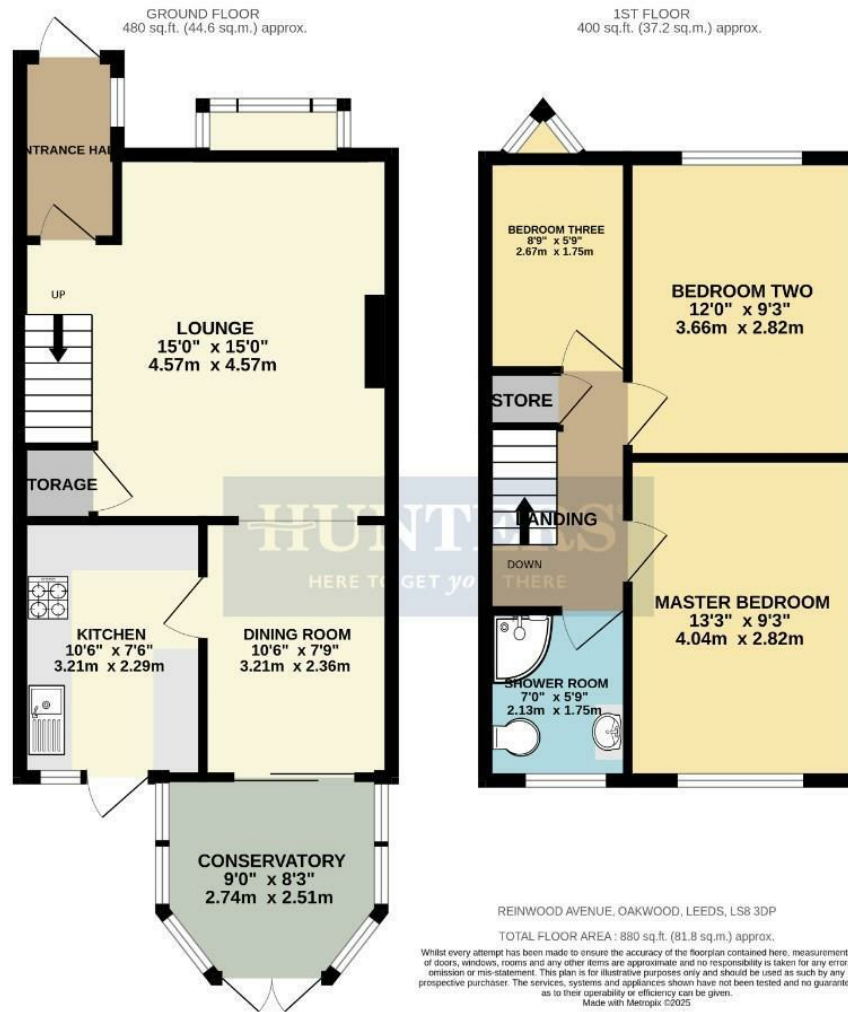
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SEMI-DETACHED FAMILY HOME - IDEAL FOR A FIRST TIME BUYER - THREE BEDROOMS - CONSERVATORY - FANTASTIC LARGER THAN AVERAGE PLOT - GARDENS TO THE FRONT AND REAR - DRIVEWAY - OAKWOOD BORDER - GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING

A terrific opportunity for growing families, first time buyers or anyone looking for a well appointed house in a good plot, is this three bedroom semi-detached house with great potential to extend, subject to appropriate planning permissions. Located on the border with Oakwood, the property is within easy distance of good and outstanding primary and secondary schools, shops, bars, restaurants, cafes, pubs and of course Roundhay Park with all its has to offer. There are gardens to the front and rear as well as driveway, externally, Internally it briefly comprises; entrance hall, lounge, dining room, separate kitchen and conservatory on the ground floor. On the first floor are three bedrooms, landing and shower room. Energy Rating - TBC

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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		
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

Entrance Hall

7'6" (max) - 3'9" (max)
Radiator.

Lounge

15'0" (max) - 15'0" (max)
Radiator, bay window, under stairs storage and stairs to the upper level.

Dining Room

10'6" (max) - 7'9" (max)
Radiator and sliding doors to the conservatory.

Kitchen

10'6" (max) - 7'6" (max)
Under counter fridge and freezer, stainless steel sink with drainer, fan oven, gas hob with extractor fan over, tiled splash back, door to the rear gardens and a range of wall and base units.

Conservatory

9'0" (max) - 8'3" (max)
Radiator and double doors to the rear gardens.

Landing

9'6" (max) - 5'9" (max)
Loft access and stairs to the lower level.

Airing Cupboard

3'0" (max) - 2'0" (max)
Housing the boiler.

Master Bedroom

13'3" (max) - 9'3" (max)
Radiator.

Bedroom Two

12'0" (max) - 9'3" (max)
Radiator.

Bedroom Three

8'9" (max) - 5'9" (max)
Radiator and bay window.

Shower Room

7'0" (max) - 5'9" (max)
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin with pedestal under, radiator and w/c.

Front Garden

Mainly grassed lawn with a walk way to the front door.

Driveway

Gated with parking for several vehicles.

Rear Garden

Patio area, Grassed lawns, flower beds, plants, trees, bushes and a further seating area and bar to the rear of the plot.

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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. 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.

