

HUNTERS®

HERE TO GET *you* THERE



Oakwood Court

Oakwood, Leeds, LS8 2PQ

Asking Price £167,750



Council Tax: A



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Hallway

13'9" (max) - 6'0" (max) (4.19m (max) - 1.83m (max))

Radiator and door entry phone.

Store Room

3'0" (max) - 2'6" (max) (0.91m (max) - 0.76m (max))

Lounge Dining Room

13'6" (max) - 9'9" (max) (4.11m (max) - 2.97m (max))

Radiator.

Kitchen Breakfast Room

10'0" (max) - 9'9" (max) (3.05m (max) - 2.97m (max))

Stainless steel sink with drainer, fan oven, hob with extractor over, tiled splash back, boiler, radiator and a range of wall and base units.

Master Bedroom

14'0" (max) - 9'9" (max) (4.27m (max) - 2.97m (max))

Radiator.

Bedroom Two

10'6" (max) - 6'9" (max) (3.20m (max) - 2.06m (max))

Radiator.

Bathroom

8'0" (max) - 6'9" (max) (2.44m (max) - 2.06m (max))

Half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Parking

On a first come first serve basis.

Communal Gardens

Grassed lawns, mature trees, plants, shrubs, flower beds, hedges and shrubs.

EXCELLENT DOWNSIZER OPPORTUNITY – GREAT FOR BUY TO LET INVESTORS
– IDEAL FIRST TIME BUYER OPPORTUNITY – GROUND FLOOR FLAT – TWO
BEDROOMS – LOUNGE DINING ROOM AND KITCHEN BREAKFAST ROOM –
COMMUNAL GARDENS – OFF STREET PARKING – OAKWOOD - NO CHAIN

Available with no chain, this ground floor, two bedroom flat is a great opportunity for first time buyers, downsizers and buy to let investors. Located in a purpose built development on a quiet cul-de-sac in the heart of Oakwood, the property is close to cafes, bars, restaurants, transport links, shops and of course Roundhay Park with all it has to offer. There are well appointed communal gardens and off road parking externally. Internally it briefly comprises; hallway, store room, lounge dining room, kitchen breakfast room, two bedrooms and bathroom. Energy Rating - D



Road Map



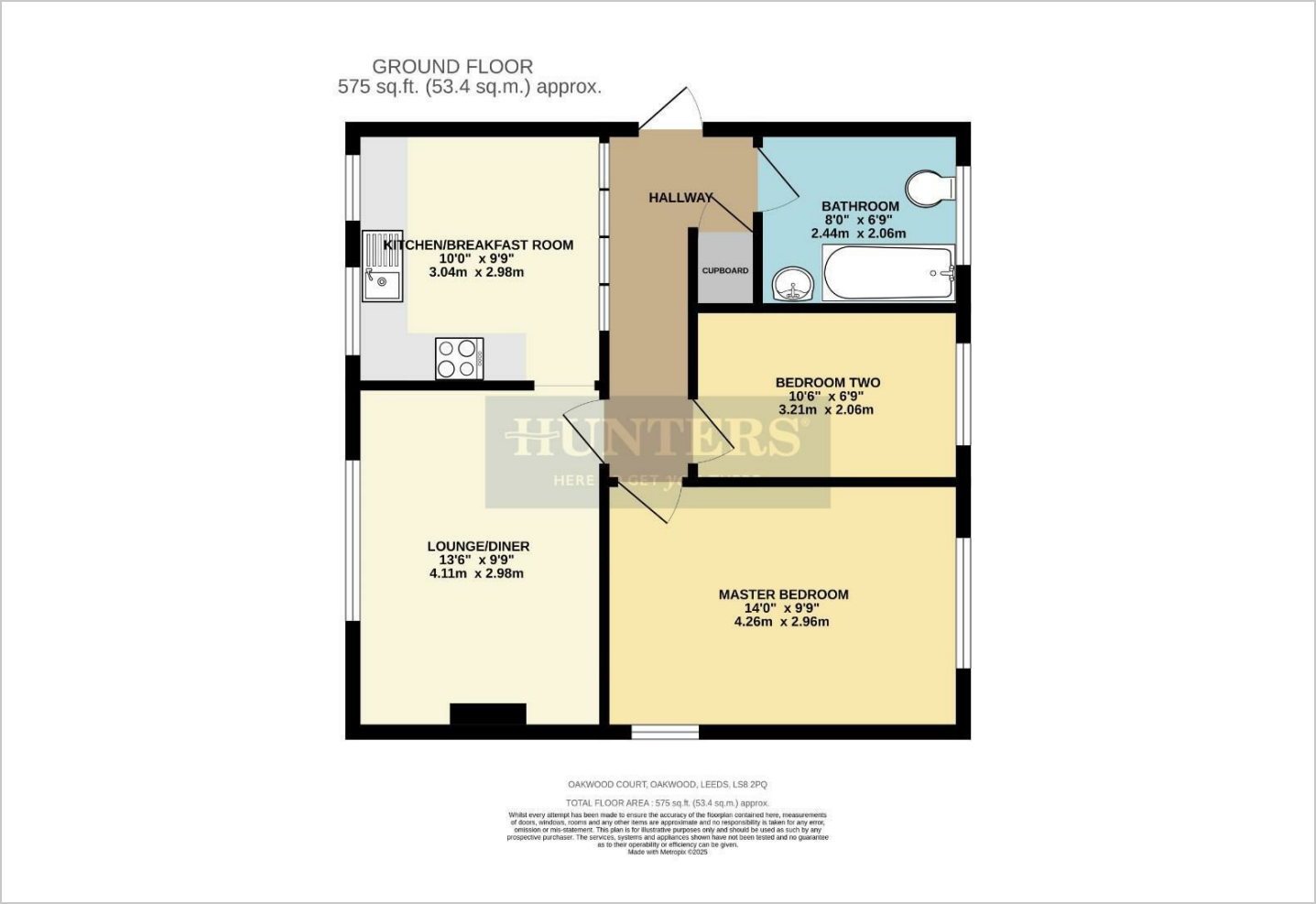
Hybrid Map



Terrain Map



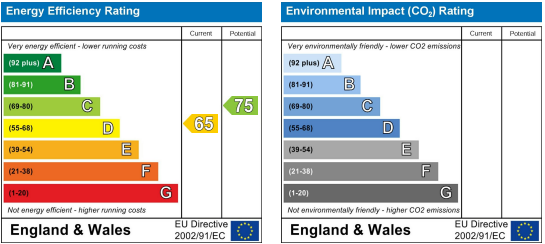
Floor Plan



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.