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6 Oakwood Avenue, Oakwood, Leeds, LS8 2HZ
Energy Rating: TBC | Council Tax Band: TBC
Asking Price £475,000

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SUPERB INVESTMENT OPPORTUNITY - FOUR INDIVIDUAL SELF CONTAINED FLATS – POTENTIAL RENT OF £39,600.00 PER ANNUM – 3 X ONE BEDROOM FLATS - 1 X TWO BEDROOM FLATS – ALL FLATS ON SEPARATE GAS AND ELECTRIC METERS WITH SEPARATE BOILERS – THROUGH TERRACE PROPERTY – OUTDOOR STORE SHED – OAKWOOD – NO CHAIN

Located in the heart of Oakwood, the property is close to cafes, restaurants, shops, bars, pubs, transport links and of course, Roundhay Park with all it has to offer. There is a yard to the front and an outdoor storage shed, externally. Internally it briefly comprises; ground floor flat, hallway, lounge dining room, kitchen, bedroom and shower room as well as the communal entry to the building on the ground floor. On the first floor there is the first floor flat comprising of: lounge dining room, kitchen, bedroom and bathroom as well as a communal landing. On the second floor is the second floor flat comprising of: hallway, lounge dining room, kitchen breakfast room, bedroom and shower room, as well as communal stairs to the lower level. There is a further flat in the basement, comprising of; lounge dining room, kitchen, two bedrooms and bathroom as well as a roof terrace. Energy Rating - TBC

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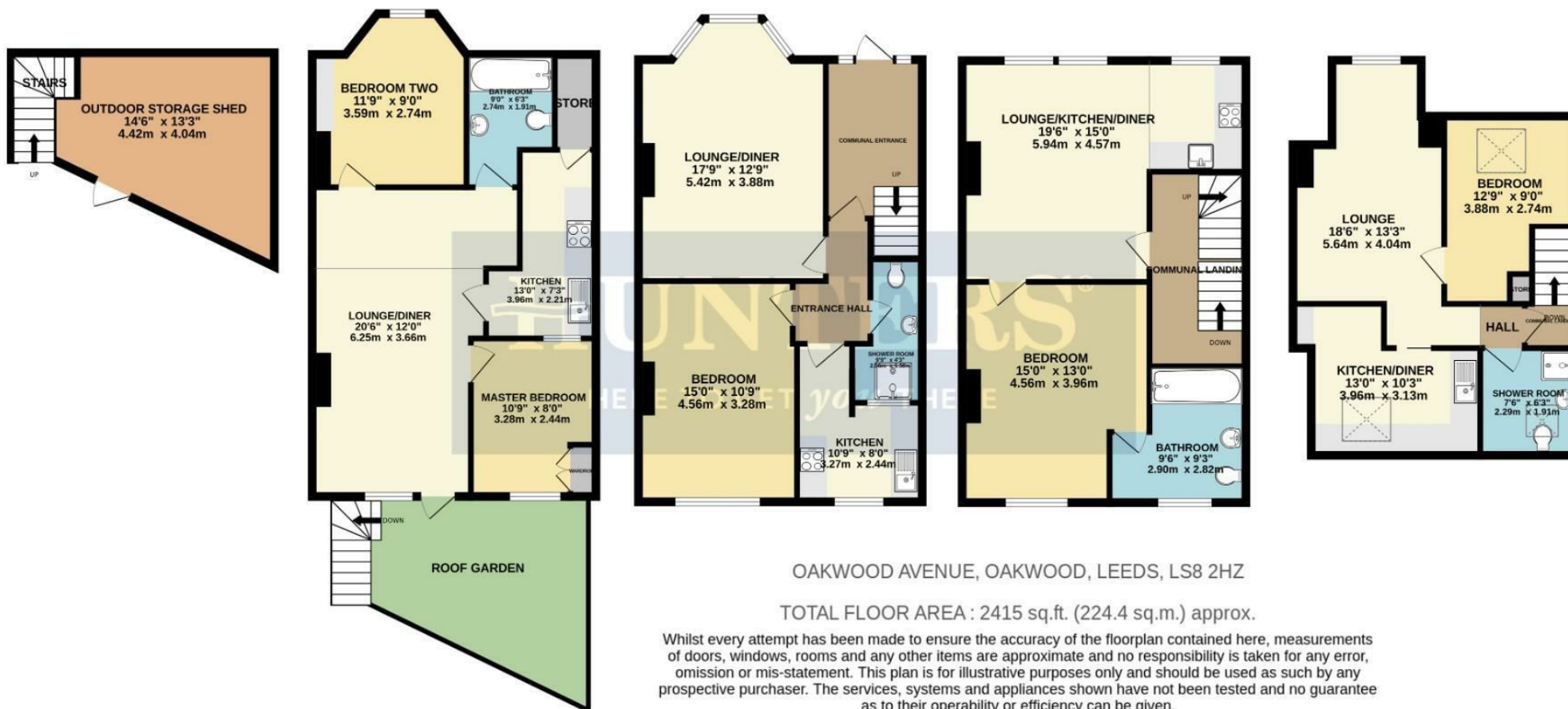
OUTDOOR STORE SHED
190 sq.ft. (17.7 sq.m.) approx.

BASEMENT FLAT
600 sq.ft. (55.7 sq.m.) approx.

GROUND FLOOR FLAT
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR FLAT
575 sq.ft. (53.4 sq.m.) approx.

2ND FLOOR FLAT
450 sq.ft. (41.8 sq.m.) approx.



OAKWOOD AVENUE, OAKWOOD, LEEDS, LS8 2HZ

TOTAL FLOOR AREA : 2415 sq.ft. (224.4 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Communal Entrance Hall

13'3" (max) - 6'6" (max)
Stairs to the upper level

Ground Floor Flat

Current Rent: £650.00 per month
Potential Rent: £850.00 per month

Hallway

8'6" (max) - 5'3" (max)
Door entry phone.

Lounge Dining Room

17'9" (max) - 12'9" (max)
Bay window and radiator.

Kitchen

10'9" (max) - 8'0" (max)
Stainless steel sink with drainer, tiled splash back, electric hob, fan oven, boiler and a range of wall and base units.

Bedroom

15'0" (max) - 10'9" (max)
Radiator.

Shower Room

9'9" (max) - 4'3" (max)
Shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

Communal 1st Floor Landing

13'6" (max) - 6'6" (max)
Stairs to the upper and lower levels.

1st Floor Flat

Current Rent: £850.00 per month
Potential Rent: £900.00 per month

Lounge Kitchen Dining Room

19'6" (max) - 15'0" (max)

Lounge Dining Area

Radiator door entry phone.

Kitchen Area

Inset composite sink, hob with extractor over, fan oven, tiled splash back and a range of wall and base units.

Bedroom

15'0" (max) - 13'0" (max)
Radiator.

Bathroom

9'6" (max) - 9'3" (max)
Half tiled walls and tiled floor, panel bath with shower over, wash hand basin, radiator and w/c.

Communal 2nd Floor Landing

8'3" (max) - 3'6" (max)
Stairs to the lower level.

2nd Floor Flat

Current Rent: £525.00 per month
Potential Rent: £750.00 per month

Hallway

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

Lounge Dining Room

18'6" (max) - 13'3" (max)
Radiator and door entry phone.

Kitchen Breakfast Room

13'0" (max) - 10'3" (max)
Built in storage, stainless steel sink with drainer, radiator, Velux window and a range of wall and base units.

Bedroom

12'9" (max) - 9'0" (max)
Built in storage, radiator and Velux window.

Shower Room

7'6" (max) - 6'3" (max)
Shower cubicle with glass enclosure, radiator, Velux window, wash hand basin and w/c.

Garden Flat

Current Rent: £650.00 per month
Potential Rent: £800.00 per month

Roof Terrace Garden

16'0" (max) - 14'6" (max)
Stairs to the street level entry.

Lounge Dining Room

20'6" (max) - 12'0" (max)
Radiator.

Kitchen

12'6" (max) - 7'3" (max)
Stainless steel sink with drainer, fan oven, hob with extractor over, tiled splash back, radiator and a range of wall and base units.

Bedroom One

11'9" (max) - 9'0" (max)
Built in storage and radiator.

Bedroom Two

10'9" (max) - 8'0" (max)
Built in wardrobes and radiator.

Bathroom

9'0" (max) - 6'3" (max)
Panel bath with shower over, radiator, wash hand basin and w/c.

Outdoor Store Shed

14'6" (max) - 13'0" (max)

Energy Efficiency Rating

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 undecorated 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.

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(85-91) B	
(69-84) C	
(55-68) D	
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