

HUNTERS[®]

HERE TO GET *you* THERE



Oakdene Way

Shadwell, Leeds, LS17 8XR

£2,000 Per Month



Council Tax: E



35 Oakdene Way

Shadwell, Leeds, LS17 8XR

£2,000 Per Month



Entrance Hall

8'6" (max) - 4'9" (max) (2.59m (max) - 1.45m (max))
Radiator and stairs to the upper level.

Loung Dining Room

27'9" (max) - 15'9" (max) (8.46m (max) - 4.80m (max))

Loung Area

Radiators, bay window and open plan to dining area.

Dining Area

Built in storage, radiators and double doors to the kitchen dining room.

Kitchen Breakfast Room

15'9" (max) - 15'3" (max) (4.80m (max) - 4.65m (max))

Central island with breakfast bar, dish washer and sink inset to granite work surfaces. five ring gas hob with extractor over, fan oven, microwave, American style fridge freezer, washing machine and a range of wall and base units. Bifolding doors to the rear garden, Velux windows, vaulted ceilings and tiled floor.

Hallway

5'6" (max) - 3'0" (max) (1.68m (max) - 0.91m (max))
Door to the side garden.

Downstairs W/C

5'6" (max) - 5'0" (max) (1.68m (max) - 1.52m (max))
Fully tiled walls and floor with under floor heating, wash hand basin, motion sensor mirror light and w/c.

Landing

10'6" (max) - 6'0" (max) (3.20m (max) - 1.83m (max))
Store room and stairs to the lower level.

Master Bedroom

14'6" (max) - 9'3" (max) (4.42m (max) - 2.82m (max))
Radiator and built in wardrobes.

Bedroom Two

12'6" (max) - 9'3" (max) (3.81m (max) - 2.82m (max))
Built in wardrobes, built in dresser and radiator.

Bedroom Three

9'6" (max) - 6'0" (max) (2.90m (max) - 1.83m (max))
Radiator.

Bathroom

6'6" (max) - 6'0" (max) (1.98m (max) - 1.83m (max))
Fully tiled walls and floor with under floor heating, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Front Garden

Grassed lawns, plants, bushes and trees.

Driveway

With parking for several vehicles.

Garage

Lined with waterproof plaster board. Up and over door.

Rear and Side Garden

Private, secluded and not over looked. Block paved patio area, grassed lawns, mature plants, bushes, trees and shrubs.

**SUPERB DETACHED FAMILY HOME – THREE BEDROOMS – EXTENDED TO THE REAR -
DOWNSTAIRS W/C – GARAGE – GARDENS FRONT AND REAR – DRIVEWAY – AVAILABLE IN
OCTOBER – UNFURNISHED – HOLDING DEPOSIT REQUIRED**

Available in October and unfurnished, this three bedroom, extended detached house is a fantastic family home. Located on a private tree lined plot just off Shadwell Lane, the property is close to good and outstanding schools such as Wigton Moor Primary School, shops, parks, pubs, bars, pubs and transport links to name just some of the great amenities close by. There are private gardens to the front, side and rear, a garage and driveway externally. Internally, it briefly comprises; entrance all, downstairs w/c, lounge dining room and kitchen breakfast room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating – D



Road Map



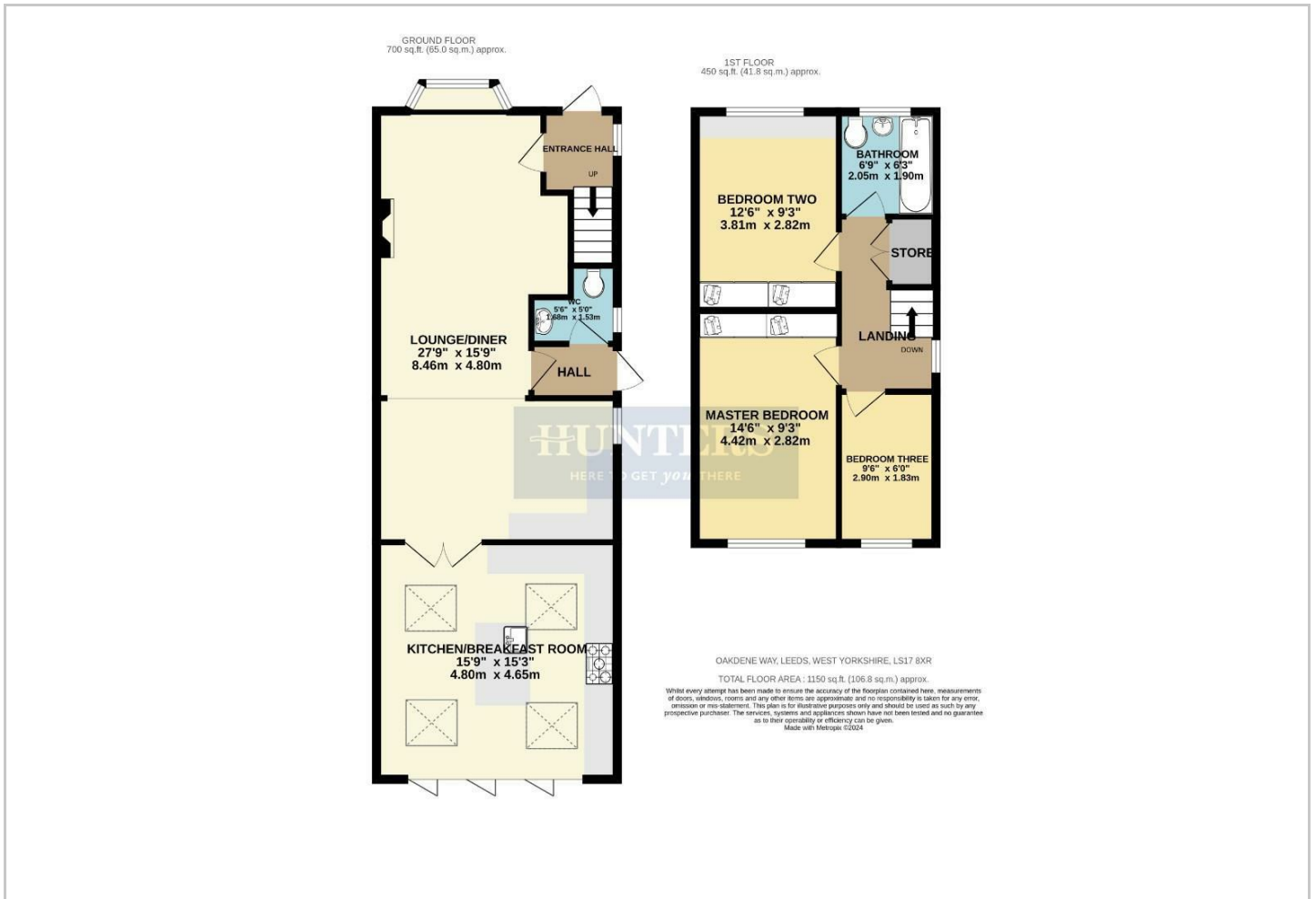
Hybrid Map



Terrain Map



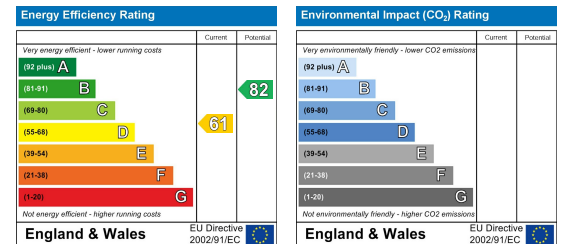
Floor Plan



Viewing

Please contact our Hunters North Leeds Lettings 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.