



**Stoneacre**  
Properties



**Oak Road, Leeds, LS15 0DU**

**£185,000**

Stoneacre Properties are delighted to offer for sale this lovely semi-detached true bungalow that is sure to appeal to a wide range of buyers given it's very sought after and popular location. Halton is well placed to take advantage of the many local amenities available and also further facilities available at Crossgates including the Crossgates Shopping Centre and local Railway Station. The area is well served by Public Transport into Leeds City Centre and also allows good access to the A1/M1 Link Road, A64 York Road and Selby Road. Further Shopping Centres can be found at Colton and The Springs. Very convenient for Temple Newsam house, grounds and golf course. The accommodation in brief comprises to the ground floor level: entrance lobby with a door to the front and door leading to the very sizeable lounge which has a decorative feature fireplace, fitted kitchen with dining area, two bedrooms and bathroom. Externally there is a low maintenance garden to the front. To the rear is also a garden that is mainly laid to lawn.

## Entrance Porch

Door to front.

## Lounge



To the front is a double glazed window. Gas fire with feature surround. Central heating radiator.

## Kitchen



Fitted with a range of base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric oven and hob. Central heating radiator. Double glazed window to rear. Patio door leading to rear garden. Open into dining area.

## Dining Area



Central heating radiator.

## Bedroom One



To the front is a double glazed window. Central heating radiator. Fitted wardrobes.

## Bedroom Two



To the rear is a double glazed window. Central heating radiator.

## Bathroom



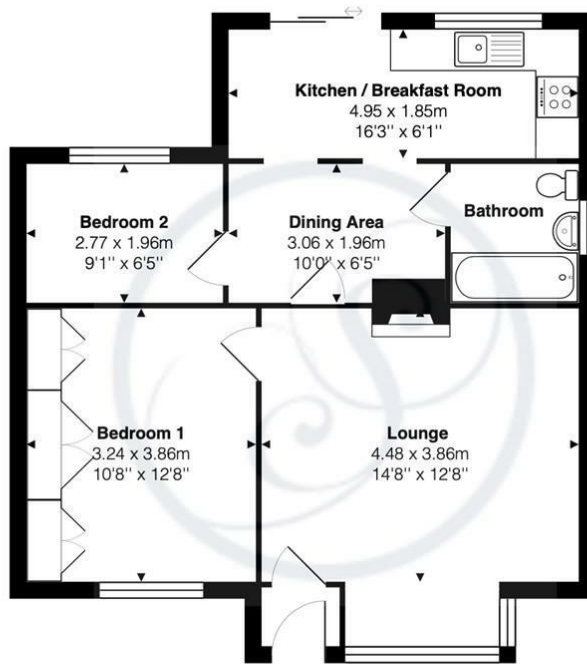
Fitted with a bath, wash hand basin and wc. In addition there is a central heating radiator, part tiling and a window to side.

## External



To the front is a low maintenance garden. To the rear is an enclosed garden.

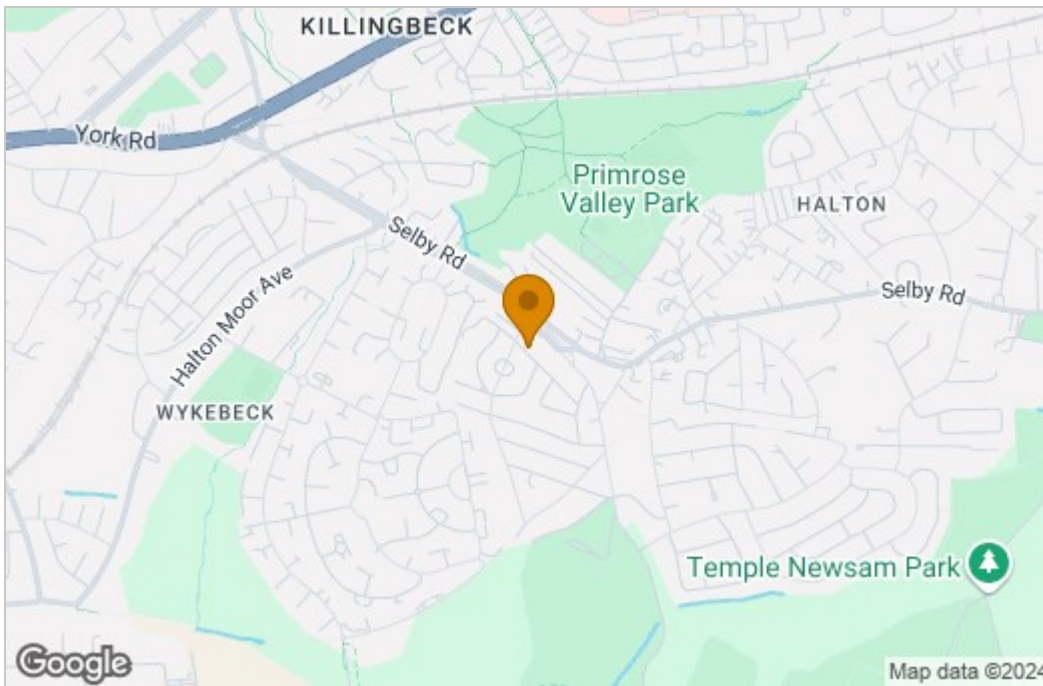
# Floor Plan



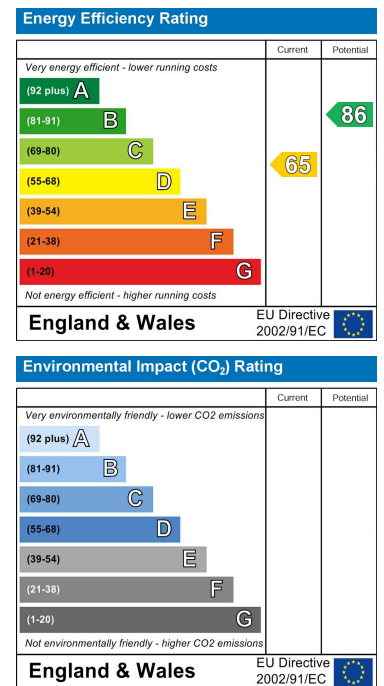
Oak Road, Halton, LS15 0DU  
 Total Area: 58.6 m<sup>2</sup> ... 631 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

# Area Map



# Energy Efficiency Graph



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