



Stoneacre
Properties



Oakdale Meadow, Leeds, LS14 2HB

£400,000

FIVE BEDROOM DETACHED FAMILY HOME offered for sale in a sought after cul de sac with transport links into Leeds City Centre and York via the A64. Local schools and other amenities nearby making it the ideal family home. Comprising to the ground floor; entrance hall, kitchen, dining room, lounge, guest wc and sunroom. To the first floor there are five bedrooms and a family bathroom. Externally the property has a driveway for two cars, integral garage/utility and to the rear is a large garden with mature plants and shrubbery. Viewings are highly recommended to appreciate all this property has to offer.

ENTRANCE HALLWAY

Door to side. Access in to guest wc. Stairs to first floor.

LOUNGE



Spacious lounge. Sliding patio door and double glazed window to the rear. Storage cupboard. Central heating radiator.

KITCHEN



Fitted with a range of wall and base units. Integrated oven and induction hob with modern extractor fan over. Double glazed window to the front elevation. Central heating radiator.

DINING ROOM



Leading on from the kitchen is the dining room. Fitted with tall storage units incorporating a fridge/freezer. Space for a dining room table and further seating. Two central heating radiators. Double glazed window to the front and door to the sunroom.

SUNROOM

Electric heater, double glazed window to the rear. Door to side leading to the garden.

GUEST WC



Fitted with a WC, wash hand basin. Window to the side. Central heating radiator.

GARAGE/UTILITY

Access from the entrance hallway. Up and over door to the front. Plumbing for washing machine and space for a dryer. Power and lights.

FIRST FLOOR LANDING

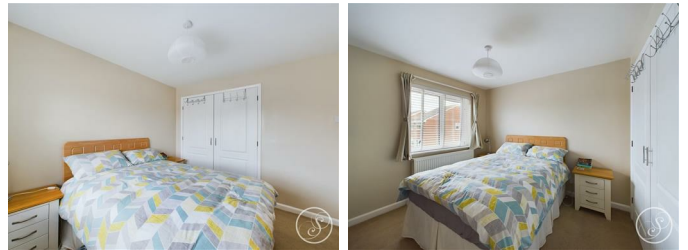
Spacious landing with access into the loft. Window to the side elevation. Storage cupboard.

BEDROOM ONE



Double room with two double glazed windows to the rear. Central heating radiators. Built in wardrobes.

BEDROOM TWO



Double room with double glazed window to the front. Central heating radiator. Built in wardrobe.

BEDROOM THREE



Double room with a double glazed window to the rear. Central heating radiators.

BEDROOM FOUR



Double room with a double glazed window to the front. Central heating radiator.

BEDROOM FIVE



Double glazed window to the front. Central heating radiator.

BATHROOM



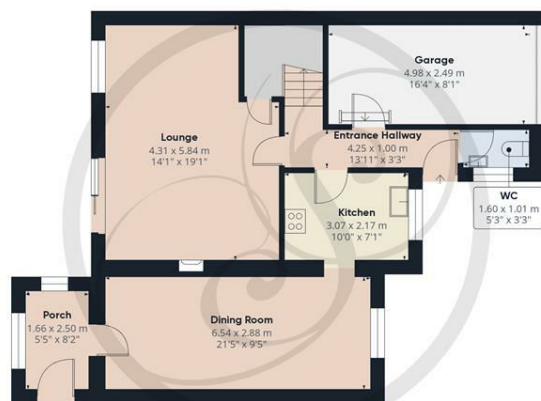
Fitted with a WC, bath with shower above, wash hand basin. Heated towel rail. Double glazed window to the rear.

EXTERNAL

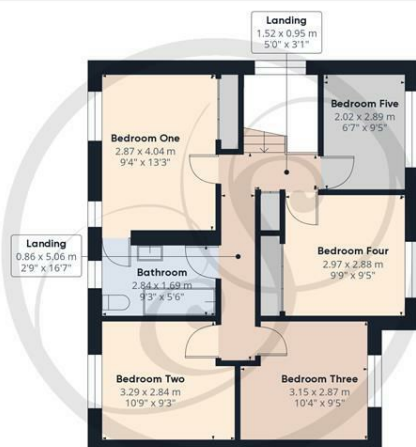


Externally the property boasts a beautiful garden to the rear with mature plants and shrubbery surrounding. To the front is a driveway for two cars.

Floor Plan



Floor 0



Floor 1

Approximate total area^(a)

133.92 m²
1441.52 ft²

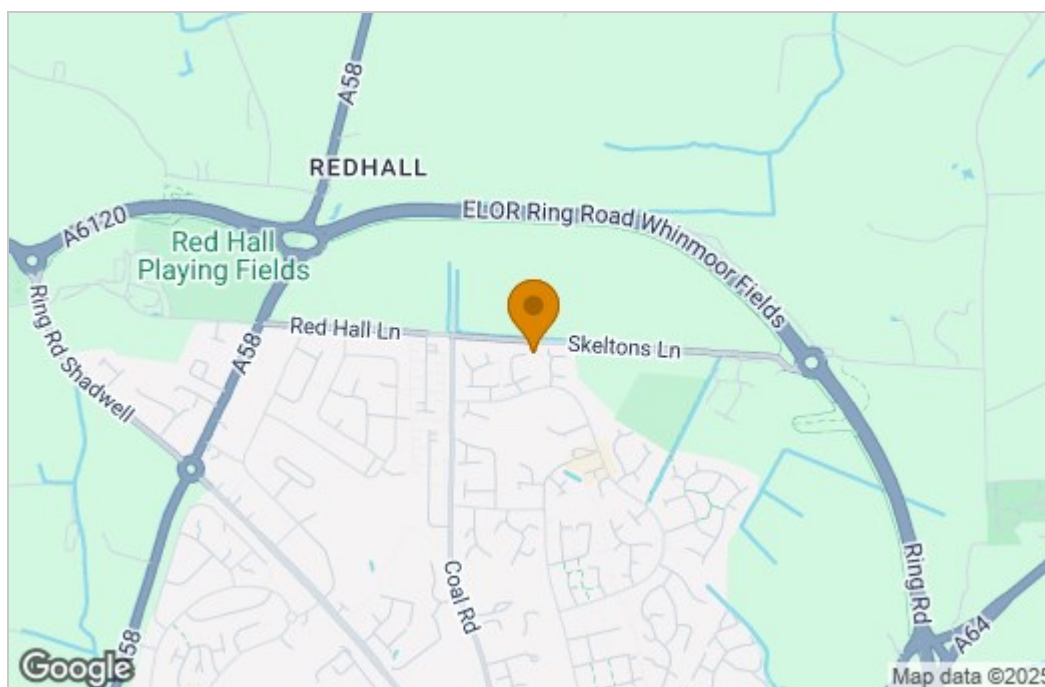
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFEE360

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	80
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive



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			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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