



The Oval, Leeds LS14 6BB

welcome to

The Oval, Leeds

READY to make a MOVE? Then take a look at this IMPRESSIVE, EXTENDED family home! Offering FANTASTIC living accommodation, this home has FOUR BEDROOMS, EXTENSIVE rear garden and GARAGE, OFF STREET PARKING plus a CONSERVATORY! Don't miss this, contact us to view!



Entrance Porch

Having an entrance door to the front aspect, and a door leading into the inner hall.

Inner Hall

With stairs to the first floor landing, a door leading through to the lounge.

Lounge

Complete with a bay window to the front, a gas central heating radiator, a feature fire place with an electric fire, surround, and hearth, plus solid oak flooring.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer with mixer tap, an electric double oven, and a gas hob with matching splash back, and a cooker hood over. Also includes ceiling spotlights, a window to the side, a window to the rear, and French doors leading though to the conservatory.

Conservatory

Fitted with a light weight roof and being of UPVC construction, with a brick built base. Also has windows to the sides and rear, with a door to side leading you out into the garden space. Gas central heating radiator and an additional window too the roof.

First Floor

Bedroom One

Having a bay window to the front aspect, built in storage, fitted wardrobe, and a gas central heating radiator.

Bedroom Two

With a window to the rear aspect, fitted wardrobes, and a gas central heating radiator.

Bedroom Three

With windows fitted to both the front and rear aspects, and a gas central heating radiator.

Bedroom Four

Currently used as a dressing room and having a window to the front, plus a gas central heating radiator.

House Bathroom

Equipped with a modern three piece bathroom suite which includes a bath with taps and an electric shower over, a wash hand basin set within a vanity storage unit, and the w.c. Also includes a heated towel rail, extractor fan, spotlights to the ceiling, and a window to the rear.

Exterior

Set on a generous plot, this impressive family home offers a driveway for off street parking with double gated access, and a car port leading under the first floor extension to the rear garden.

The extensive rear garden has a two patio seating areas, a lawn, an apple tree, and access to the larger than average garage.

Garage

A generous garage space measuring approx. 21ft x 13ft, with double doors for access.



view this property online williamhbrown.co.uk/Property/CGT111434



welcome to

The Oval, Leeds

- EXTENDED Semi Detached Home
- Four Bedrooms
- Set On A Generous Plot
- Extensive Rear Garden
- Larger Than Average Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111434



Property Ref:
CGT111434 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk