



The Oval, Leeds LS14 6BB

william
h brown

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 through 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 to 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.



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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



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