



**Oakham Way, Leeds LS9 9AL**



**welcome to**

**Oakham Way, Leeds**

ATTENTION FIRST TIME BUYERS... we've found the PERFECT PROPERTY for you! Having TWO DOUBLE BEDROOMS, this well presented home is READY TO MOVE IN TO, and includes OFF STREET PARKING and a REAR GARDEN!



## Ground Floor

### Lounge

15' MAX x 12' 11" MAX ( 4.57m MAX x 3.94m MAX )

Spacious and light-filled lounge featuring French-style patio doors leading to the rear garden, enhancing the indoor-outdoor flow. Includes an electric fire for cosy evenings, two central heating radiators for year-round comfort, and laminate flooring throughout for a modern, low-maintenance finish.

### Kitchen

10' 7" MAX x 6' 5" MAX ( 3.23m MAX x 1.96m MAX )

Fully fitted with a range of wall and base units, this kitchen includes integrated appliances. Designed with practicality in mind, it offers ample storage and workspace, ideal for everyday cooking and entertaining.

### Guest Wc

Guest W/C with washing hand basin, central heating radiator.

## First Floor

### Bedroom One

12' 11" MAX x 7' 10" MAX ( 3.94m MAX x 2.39m MAX )

Two windows to the front, central heating radiator,

### Bedroom Two

12' 11" MAX x 5' 7" MAX ( 3.94m MAX x 1.70m MAX )

Windows to the rear, central heating radiator,

### Bathroom

A well-appointed bathroom incorporating a bathtub with shower facilities, wash hand basin, and W/C.

### Loft Space

Access via pull down ladders, unboarded.



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## **Oakham Way, Leeds**

- Mid Terrace Home
- Ideal First Home / Investment
- Two Double Bedrooms
- Rear Garden
- Driveway For Off Street Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£179,000**



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Property Ref:  
CGT111191 - 0009

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Please note the marker reflects the  
postcode not the actual property



**william h brown**



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