



Oak Drive | Whinmoor | LS14 2FB

£450,000

Four Bedroom Detached House | Council Tax Band E | EPC Rating B

**Emsleys** | estate agents

\*\*EXECUTIVE FOUR BEDROOM DETACHED HOUSE WITH THREE BATHROOMS \* MUST BE VIEWED \*\*

Set over two floors and being beautifully presented throughout the accommodation begins on the ground floor with an entrance hallway with a composite door, under stair storage and a guest W.C. The spacious lounge is bright, airy, and features a window to the front and doors leading to the dining room which has a access via French door to the rear garden. The fitted kitchen has a range of wall and base units with work surface over, feature lighting and integrated appliances.

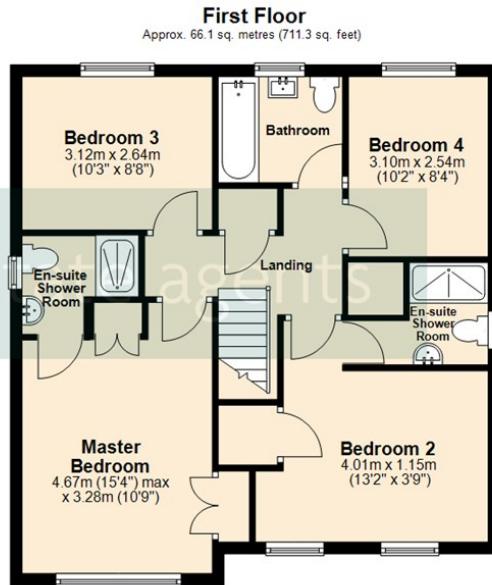
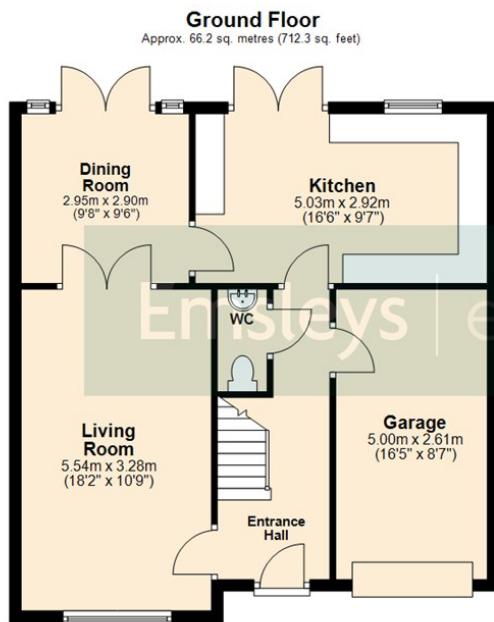
To the first floor, the landing has two storage cupboards and gives access to four sizeable bedrooms. The master and second bedroom both have en-suite facilities which comprise:- a walk-in shower, w.c and hand wash basin and are complimented with fitted wardrobes/storage. Two further double bedroom and the beautiful house bathroom complete the second floor.

Outside, to the front of the property sits in an enviable position and has the benefit of a driveway which provides off street parking for multiple cars and leads to the integral garage which has power, light plus plumbing and drainage for a washer and dryer. The rear garden is fully enclosed with a large patio and lawn.

Situated to the East of Leeds City Centre LS14 enjoys a good range of local amenities with convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route. Good vehicular access to Crossgates with its wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars, and local Railway Station. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.







Total area: approx. 132.3 sq. metres (1423.6 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

