



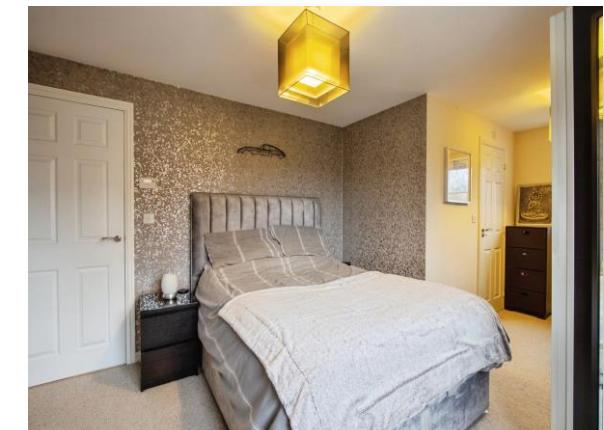
Oak Drive, Whinmoor Leeds LS14 2BF

william
h brown

welcome to

Oak Drive, Whinmoor Leeds

ARE YOU READY to fall in LOVE? With its THREE BEDROOMS, this double fronted DETACHED HOME offers BEAUTIFUL living accommodation throughout; from its MODERN dining kitchen to the WALLED GARDEN this PERFECT PROPERTY also has a DRIVEWAY and GARAGE!



Entrance Hall

Having the composite entrance door to the front aspect, a gas central heating radiator, a useful under stair storage cupboard, and stairs to the first floor landing.

Ground Floor W.C

Fitted with a low level flush w.c, a wash hand basin with splash back, a gas central heating radiator and a double glazed window to the rear.

Lounge

Having a double glazed window to the front aspect, an double glazed French doors to the side. A wall mounted electric fire, and two gas central heating radiators.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric double oven, a gas hob with a splash back and cooker hood over. Also includes space for a dishwasher, space and plumbing for a washing machine, and space for a fridge freezer. Double glazed window to the side, a door to the rear, and a double glazed window to the front aspect. Gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the rear, a built in storage cupboard, a gas central heating radiator, and an access hatch to the loft.

Bedroom One

With a double glazed window to the front aspect and a double glazed window to the side, two gas central heating radiators,

En-Suite

Fitted with a shower cubicle, a wash hand basin, and the w.c. Gas central heating radiator and a double glazed window.

Bedroom Two

Double glazed window to the front and a double glazed window to the side. Gas central heating radiator.

Bedroom Three

Double glazed window to the side aspect, and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin, and the low level flush w.c. Part tiling, extractor fan, wall mounted mirror vanity unit, a gas central heating radiator and a double glazed window.

Exterior

Externally the property has a garden to the front aspect and a pathway leading to the front door, while to the side this detached home enjoys a walled garden space which is mostly laid to lawn and includes a patio area, some mature plants and shrubbery, solar sensor lights an an outdoor tap.

The property also includes a double tandem driveway and a single garage.

Garage

A single garage with a roller shutter door, power, and lighting.

Agents Notes

Please note, a current management fee of £220 per annum is payable.



view this property online williamhbrown.co.uk/Property/CGT111538



welcome to

Oak Drive, Whinmoor Leeds

- Double Fronted Detached Home
- Three Bedrooms
- Master Bedroom With En-Suite
- Ground Floor W.C
- Private Enclosed Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

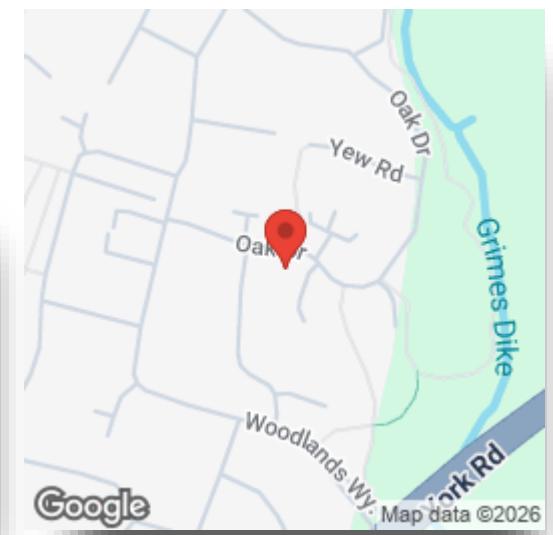
£350,000



Total floor area 90.8 m² (977 sq ft) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and room dimensions are approximate and are for guidance only. They should not be relied upon for forming any part of any contract for the purchase or sale of the property. No liability is taken for any error, omission or misstatement. A buyer must rely upon its own inspection(s). Powered by www.propertybox.co.uk

william h brown

view this property online williamhbrown.co.uk/Property/CGT111538



Please note the marker reflects the postcode not the actual property



Property Ref:

CGT111538 - 0004

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