



**Oak Drive, Whinmoor Leeds LS14 2BF**

**welcome to**

**Oak Drive, Whinmoor Leeds**

MOVING ON UP? Then take a look at this INCREDIBLE DETACHED family home! With accommodation set over THREE FLOORS, this BEAUTIFUL HOME offers FIVE BEDROOMS with the master having it's own EN-SUITE. READY to move in to, this property also had a PRIVATE rear garden IDEAL for ENTERTAINING!



## Ground Floor

### Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing, a central heating radiator, tiled flooring, a useful under stair storage cupboard, and ceiling spotlights.

### W.C

Equipped with a low level flush w.c, a wash hand basin with tiling to the splash area, and a heated towel rail.

### Study

Featuring a double glazed window to the front aspect with custom window shutters, a central heating radiator, fitted storage cupboards, and a continuation of the tiled floor from the hallway.

### Living Room

Having a double glazed window to the front aspect with custom window shutter, and a gas central heating radiator.

### 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 stainless steel sink and drainer, an electric oven with a gas hob, a matching splash back, and a cooker hood over. Integrated appliances include the fridge freezer and dish washer, plus space and plumbing for a washing machine. Tiling to the floor, veiling spotlights, a double glazed window to the rear, double glazed French doors leading out from the dining area, and two central heating radiators.

## First Floor

### Bedroom One

With a double glazed window to the front, a gas central heating radiator, and fitted wardrobes.

### En-Suite

Equipped with a shower cubicle, a wash hand basin set within a vanity storage unit, and the low level flush w.c. Part tiling to the walls, and a double glazed window to the rear.

### Bedroom Four

Double glazed window to the rear, central heating radiator, and fitted wardrobes.

### Bedroom Five

Double glazed window to the front, central heating radiator, and fitted wardrobes.

### House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also has part tiling to the walls, heated towel rail, and a double glazed window to the rear.

## Second Floor

### Bedroom Two

Having a double glazed window to the front, a roof window to the rear, a central heating radiator, and fitted wardrobes and fitted storage cupboard.

### Bedroom Three

Double glazed window to the front, and a roof window to the rear, and a central heating radiator.

### Shower Room

Fitted with a shower cubicle, a wash hand basin, low level flush w.c and a heated towel rail. Also features part tiling to the walls, and a double glazed window to the rear.

## Exterior

Externally the property has a driveway providing ample off street parking plus access to the garage and an additional block paved, double parking area to the front.

To the rear is a generous, enclosed garden space with a patio seating area, lawn, a garden shed, outside tap and double socket, plus some plants and shrubbery.

### Garden Shed

A generous garden shed (10ft x 12ft approx) with double door access, power and lighting.

### Garage

A single garage with an up and over door, power, lighting, and overhead storage.



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## Oak Drive, Whinmoor Leeds

- Impeccable Detached Family Home
- Five Bedrooms
- Master Bedroom With En-Suite
- Family Bathroom, Shower Room & Ground Floor W.C
- Two Reception Rooms

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111502 - 0004

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