



The Oval, Leeds LS14 6BE

welcome to

The Oval, Leeds

LOOKING for a WELL PRESENTED semi-detached home with TWO GENEROUS double bedrooms and an office/nursery? PERFECT for the young family, this home also offers TWO RECEPTION ROOMS, a DOUBLE DRIVEWAY and GARDENS!



The ground floor offers a comfortable lounge, a well-equipped kitchen, and a separate dining room, providing a practical and inviting space for everyday living and entertaining. Upstairs, the first floor comprises three bedrooms; one ideal as a study room and a family bathroom, making it ideal for families.

Ground Floor

Lounge

12' 6" MAX x 12' 4" MAX (3.81m MAX x 3.76m MAX)

Kitchen

10' MAX x 10' MAX (3.05m MAX x 3.05m MAX)

Dining Room

11' 1" MAX x 10' 8" MAX (3.38m MAX x 3.25m MAX)



First Floor

Bedroom One

9' 9" MAX x 13' 1" MAX (2.97m MAX x 3.99m MAX)

Bedroom Two

7' 5" MAX x 10' 8" MAX (2.26m MAX x 3.25m MAX)



Office/Nursery

5' 2" MAX x 6' 5" MAX (1.57m MAX x 1.96m MAX)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT111096



welcome to

The Oval, Leeds

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Front & Rear Garden
- Driveway For Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£220,000



view this property online williamhbrown.co.uk/Property/CGT111096



Property Ref:
CGT111096 - 0011

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.



Please note the marker reflects the postcode not the actual property

 william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk