



Oakdale Meadow | Skelton Woods | LS14 2HB

£350,000

Four Bedroom Link Detached | Council Tax Band D | EPC Rating D

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**\*\*\*FOUR BEDROOM DETACHED HOUSE - DECEPTIVELY SPACIOUS \* NO FORWARD CHAIN \*\*\***

This well-presented four-bedroom detached house is for sale in a sought-after residential area of Leeds, offering a practical layout suitable for families.

The property features an open-plan kitchen/dining room with good natural light and dedicated space for a large family sized dining table and chairs creating a central hub for everyday living. The main reception room benefits from patio windows which lead to the conservatory and the garden beyond, providing a pleasant outlook and easy indoor-outdoor flow.

Accommodation includes two double bedrooms, both with built-in wardrobes, and two single bedrooms, also with built-in storage, offering flexible options for sleeping, study or play space. There is a single family bathroom fitted with a walk in shower enclosure and heated towel rail.

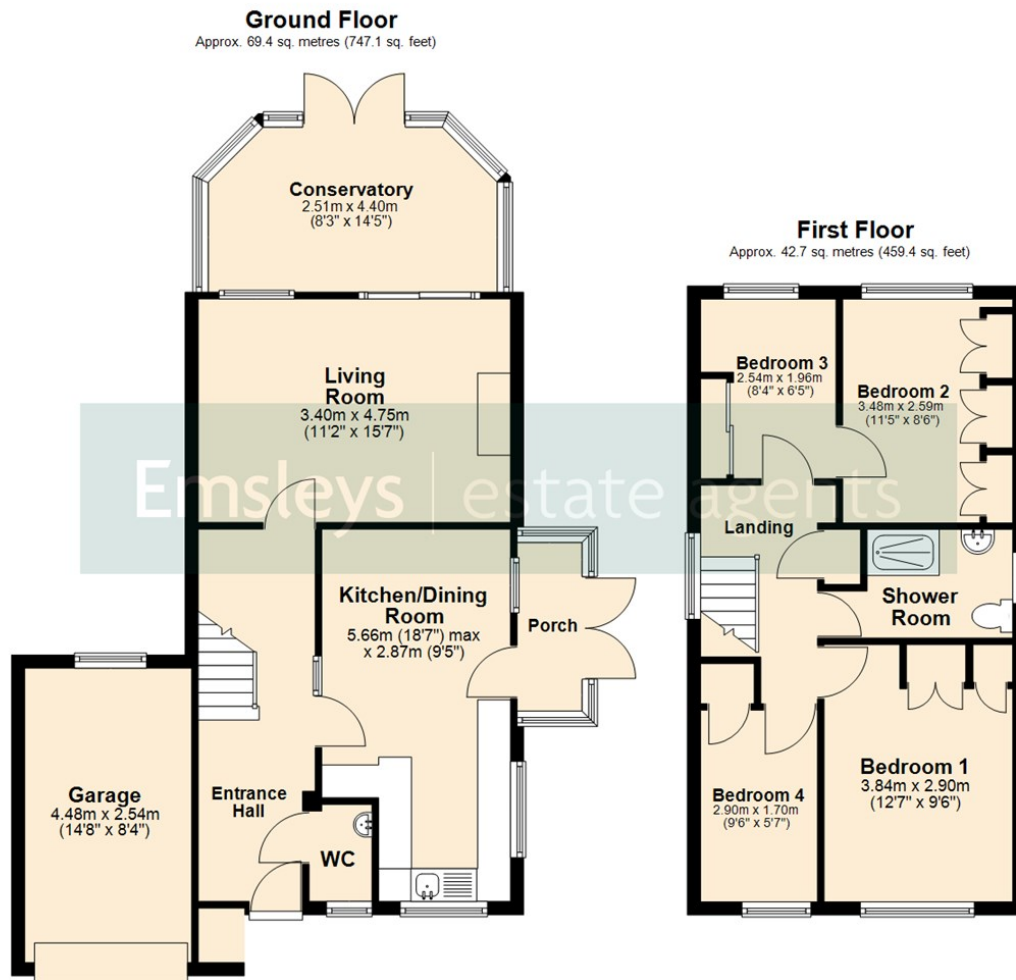
Externally, the property enjoys an enclosed garden, ideal for family use, together with off-street parking and an attached single garage which has power and light.

Set in a cul-de-sac location just off Naburn Approach the property is ideally placed for commuters to LEEDS, WETHERBY OR YORK with easy access to the A64, A1/M1 motorway network and the A6120 Leeds Outer Ring Road. Local shops and amenities are a short distance away in the Tesco shopping centre and a little further a field are amenities and a railway station at Crossgates.

Call now to arrange your viewing!







Total area: approx. 112.1 sq. metres (1206.5 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.



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