



The Oval, LEEDS LS14 6BB

welcome to

The Oval, LEEDS

IF YOU LOVE the traditional style of home, then THIS SEMI DETACHED property is PERFECT for you! With it's THREE bedrooms, modern kitchen and LOW MAINTENANCE GARDENS which also offers OFF STREET PARKING and a GARAGE, this BEAUTIFUL home is now READY FOR YOU to view! Call us TODAY!



Entrance Hall

Having the entrance door to the front aspect, a door to the lounge, and stairs to the first floor landing.

Lounge

Featuring a double glazed window to the front aspect, a fire place with a log burner, hearth, and mantel, plus a gas central heating radiator.

Dining Kitchen

With double doors leading from the lounge and comprising of a modern fitted kitchen with a range of both and base units with work surfaces over. Includes a one and a half bowl stainless sink and drainer, an electric oven with an electric hob, tiling to the splash backs, and a cooker hood over. Also includes a the gas central heating boiler, a gas central heating radiator, built in storage cupboard to the dining area, double glazed door to the rear, a window to the rear, and a frosted double glazed window to the side aspect.

First Floor Landing

With stairs rising from the entrance hall and having a double glazed window to the side aspect, and an access hatch to the loft.

Bedroom One

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

Bedroom Two

Having a double glazed window to the rear, a built in storage cupboard, and a gas central heating radiator.

Study Room / Nursery

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

House Bathroom

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the low level flush w.c. Also includes a heated towel rail, an extractor, tiling to all visible areas, and a frosted double glazed window to the rear.

Exterior

Externally the property has a driveway to the front aspect providing off street parking, and access to the detached single garage, while to the rear is a low maintenance garden space with paving, slate areas, and an area with an artificial lawn.

Garage

A single detached garage with an up and over door, window to the side and an access door also to the side.



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The Oval, LEEDS

- *** GUIDE PRICE £230,000 - £240,000 ***
- Semi Detached Family Home
- Three Bedrooms
- Well Presented Throughout
- Modern Dining Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111657 - 0005

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