



## 30 Sugar Hill Close

Oulton, Leeds, LS26 8EW

**£795 PCM**





A newly refurbished one-bedroom first floor apartment situated in the highly sought-after area of Oulton. The property has been thoughtfully renovated and newly decorated throughout, with new floor coverings, a contemporary new kitchen, and a newly fitted bathroom suite. Offering modern, comfortable accommodation, the apartment is ideally suited to a professional single or couple. The property also benefits from excellent access to the M62, making it particularly convenient for commuters.

#### Accommodation

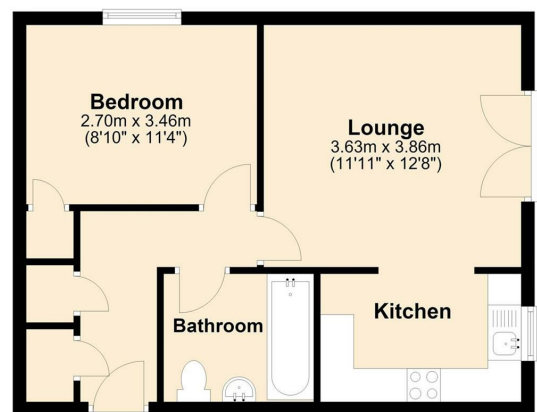
The property benefits from neutral décor throughout, with two useful storage cupboards in the hallway, a good sized lounge with Juliet balcony offering plenty of natural light from the south. The adjoining kitchen provides a range of wall and base units with a grey gloss finish, and an integrated oven/hob, with space for a fridge/freezer and plumbing for a washing machine. The double bedroom is spacious and bright, while the bathroom features panelled walls, a bath with over, a low flush WC and hand wash basin.

#### Location

Situated in the sought-after area of Oulton, Sugar Hill Close offers the ideal blend of peaceful residential living and excellent connectivity. With easy access to the M62 and M1 motorway networks, as well as nearby Woodlesford railway station, commuting to Leeds, Wakefield and beyond is straightforward. The surrounding area also offers a choice of leisure and countryside attractions, including Swithens Farm and the renowned Oulton Hall Golf Club, making this an appealing location for both convenience and lifestyle.

Council tax band: A  
EPC rating: C  
Deposit: £917

#### First Floor



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