



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!



Ground Floor

Lounge

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

Lounge with feature fireplace, carpeted throughout, large bay window to the front allowing lots of natural light flow within this room, central heating radiator.

Kitchen

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

Kitchen with fully fitted wall and base units, plumbing for dishwasher and washing machine', window to the front, open access into the dining room, central heating radiator.

Dining Room

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

Dining room which is carpeted throughout, window and door to the rear, central heating radiator.

First Floor

Bedroom One

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

Carpeted throughout, large bay window to the front, central heating radiator.

Bedroom Two

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

Fitted wardrobes, carpeted throughout, window to the rear, central heating radiator.

Office/Nursery

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

Office/Nursery which is carpeted throughout, window to the front, central heating radiator.

Bathroom

Bathroom incorporating bath with new electric shower over, washing hand basin, W/C, central heating radiator.



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The Oval, Leeds

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

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

£210,000



Please note the marker reflects the
postcode not the actual property

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



Property Ref:
CGT111096 - 0020

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