



**Oak Drive,Whinmoor Leeds LS14 2BF**

**welcome to**

**Oak Drive, Whinmoor Leeds**

ARE YOU READY to fall in LOVE? With its THREE BEDROOMS, this double fronted DETACHED HOME offers BEAUTIFUL living accommodation throughout; from it's MODERN dining kitchen to the WALLED GARDEN this PERFECT PROPERTY also has a DRIVEWAY and GARAGE!



### **Entrance Hall**

Having the composite entrance door to the front aspect, a gas central heating radiator, a useful under stair storage cupboard, and stairs to the first floor landing.

### **Ground Floor W.C**

Fitted with a low level flush w.c, a wash hand basin with splash back, a gas central heating radiator and a double glazed window to the rear.

### **Lounge**

Having a double glazed window to the front aspect, an double glazed French doors to the side. A wall mounted electric fire, and two gas central heating radiators.

### **Dining Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric double oven, a gas hob with a splash back and cooker hood over. Also includes space for a dishwasher, space and plumbing for a washing machine, and space for a fridge freezer. Double glazed window to the side, a door to the rear, and a double glazed window to the front aspect. Gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the rear, a built in storage cupboard, a gas central heating radiator, and an access hatch to the loft.

### **Bedroom One**

With a double glazed window to the front aspect and a double glazed window to the side, two gas central heating radiators,

### **En-Suite**

Fitted with a shower cubicle, a wash hand basin, and the w.c. Gas central heating radiator and a double glazed window.

### **Bedroom Two**

Double glazed window to the front and a double glazed window to the side. Gas central heating radiator.

### **Bedroom Three**

Double glazed window to the side aspect, and a gas central heating radiator.

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin, and the low level flush w.c. Part tiling, extractor fan, wall mounted mirror vanity unit, a gas central heating radiator and a double glazed window.

### **Exterior**

Externally the property has a garden to the front aspect and a pathway leading to the front door, while to the side this detached home enjoys a walled garden space which is mostly laid to lawn and includes a patio area, some mature plants and shrubbery, solar sensor lights and an outdoor tap.

The property also includes a double tandem driveway and a single garage.

### **Garage**

A single garage with a roller shutter door, power, and lighting.

### **Agents Notes**

Please note, a current management fee of £220 per annum is payable.



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## Oak Drive, Whinmoor Leeds

- Guide Price £340,000 - £350,000
- Three Bedroom Double Fronted Detached Home
- Master Bedroom With En-Suite
- Ground Floor W.C
- Private Enclosed Garden

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

guide price

**£340,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111538 - 0005

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