



**Stoneacre**  
Properties



### **Oak Drive, Leeds, LS14 2FB**

**£435,000**

Offered to the market is this stunning four bedroom detached house located on Oak Drive, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, lounge, dining room, kitchen, guest w.c, first floor landing, four bedrooms, two having ensuites and a family bathroom. Externally the property benefits from a large enclosed rear garden with grass laid to lawn and a patio area providing seating/hosting area. To the front is a driveway providing off street parking for multiple cars along with a garage with power and lights. This beautiful property is not one to be missed to arrange your viewing please contact the office today.

### ENTRANCE HALL WAY

Door to the front elevation. Central heating radiator. Door off leading to garage. Stairs leading to first floor landing.

### LOUNGE



Double glazed window to the front elevation. Fire with surround. Central heating radiator.

### DINING ROOM



French doors leading to rear garden. Central heating radiator. Space for dining table and chairs.

### KITCHEN



Range of wall and base units. Integrated oven with induction hob and extractor fan above. Integrated microwave, fridge/freezer and dishwasher. Sink and drainer. Breakfast bar area. Double glazed window to the rear elevation. Door leading to rear garden.

### GUEST W.C



Low flush w.c. Wash hand basin. Central heating radiator.

### FIRST FLOOR LANDING

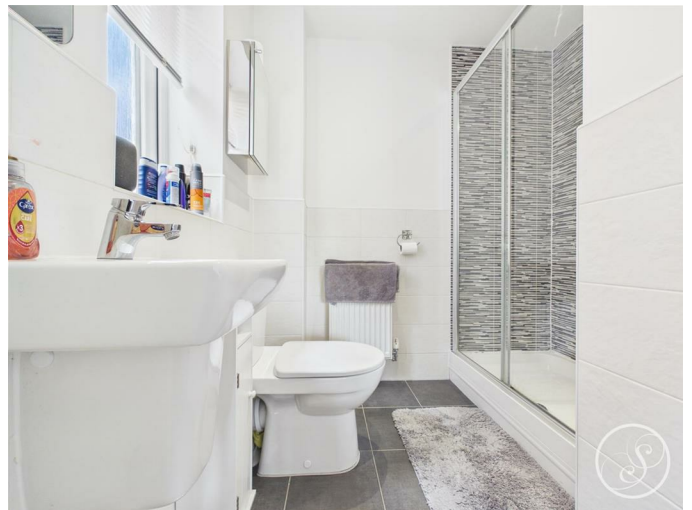
Two storage cupboards. Central heating radiator. Loft access.

### BEDROOM ONE



Double glazed window to the front elevation. Fitted wardrobes. Central heating radiator. Door off leading to ensuite.

### EN SUITE



Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator. Double glazed frosted window to the side elevation.

## BEDROOM TWO



Double glazed window to the front elevation. Central heating radiator. Storage cupboard. Door off leading to en suite.

## ENSUITE



Low flush w.c. Wash hand basin. Central heating radiator. Shower cubicle. Double glazed frosted window to the front elevation.

## BEDROOM THREE



Double glazed window to the rear elevation. Central heating radiator.

## BEDROOM FOUR



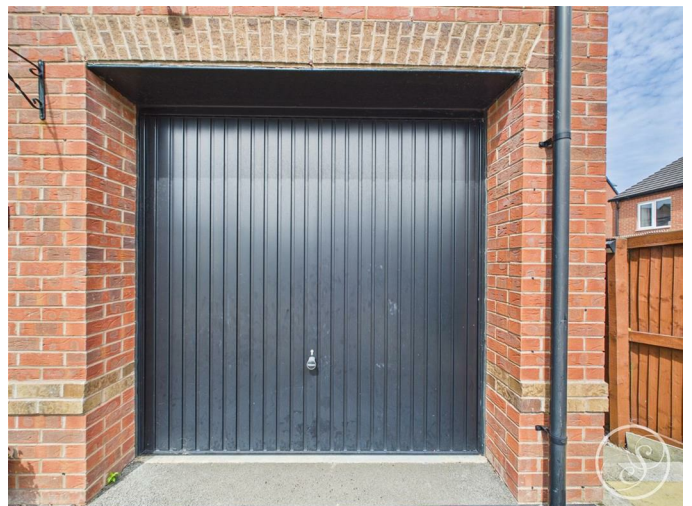
Double glazed window to the rear elevation. Central heating radiator.

## FAMILY BATHROOM



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin. Bath. Central heating radiator.

## GARAGE



Power and lights.

## EXTERNAL



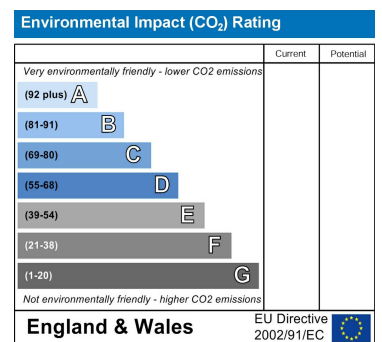
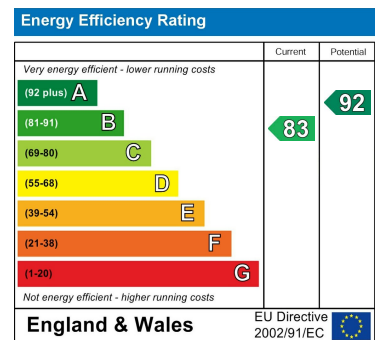
Large rear garden with grass laid to lawn. Patio area with space for outdoor furniture. Driveway to the front elevation providing off street parking for multiple cars.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

