

Flat 2, 13 Oakwood Avenue, Oakwood, LS8 2HZ

Key Features

- Beautiful three bedroom duplex apartment
- Impressive period building on Oakwood Avenue
- Close to Oakwood amenities and Roundhay Park
- Spacious accommodation over two floors
- Private ground floor entrance
- Generous open plan kitchen/dining room
- Separate living room with period fireplace
- Two spacious second floor bedrooms
- Versatile third bedroom or home office
- Off street parking







Set within an impressive period building on the highly regarded Oakwood Avenue, this beautifully presented three-bedroom duplex apartment offers spacious and characterful accommodation.











The building itself has a wonderful sense of character, with its handsome red-brick façade, decorative timber detailing, traditional sash windows and charming covered entrance, creating an inviting first impression.

The apartment benefits from its own ground-floor entrance, with stairs leading to the first-floor accommodation.

At the heart of the home is a generous open-plan kitchen and dining room, providing a wonderful space for everyday living and entertaining. The kitchen features dark shaker-style cabinetry, solid wood worktops, a central island with Belfast sink and a range-style cooker. The dining area offers ample space for a large table, while beautiful sash windows allow natural light to fill the room. A feature fireplace and fitted cabinetry add further character, with space for a comfortable seating area creating a particularly sociable and welcoming setting.
A separate living room provides a lovely retreat, featuring an attractive period fireplace, high ceilings, decorative cornicing and generous proportions. This inviting room offers plenty of space to relax, with a wonderful combination of period charm and contemporary styling.



Also on this level is a versatile third bedroom, currently used as a home office, offering excellent flexibility to suit individual requirements. A stylish bathroom completes the first-floor accommodation, featuring a bath with shower over, contemporary fittings and striking dark tiling.

Stairs lead to the second floor, where two particularly spacious bedrooms enjoy a lovely sense of character beneath the roofline.

The principal bedroom is a beautifully proportioned room, featuring a vaulted ceiling, rooflight and attractive fitted wardrobes, providing generous storage. The second bedroom is equally charming, with its distinctive sloping ceilings, rooflight and thoughtfully designed sleeping and play areas, together with fitted storage.

A contemporary shower room serves this floor, featuring a spacious walk-in shower, wash basin and WC.



Throughout the apartment, the combination of high ceilings, period detailing, generous room sizes and carefully considered interiors creates a home that feels both individual and welcoming.
To the rear of the building is an off-street parking area, providing a convenient and practical additional to this characterful property.

Ideally situated on Oakwood Avenue, the property is within easy reach of the popular amenities of Oakwood, including its independent cafés, restaurants and shops. The beautiful open spaces of Roundhay Park are also nearby, while excellent transport links provide convenient access to Leeds city centre and the surrounding areas.

Offering approximately 1,454 sq ft of total floor area, this distinctive duplex apartment provides a wonderful opportunity for buyers seeking generous accommodation, flexibility and character in a sought-after North Leeds location.

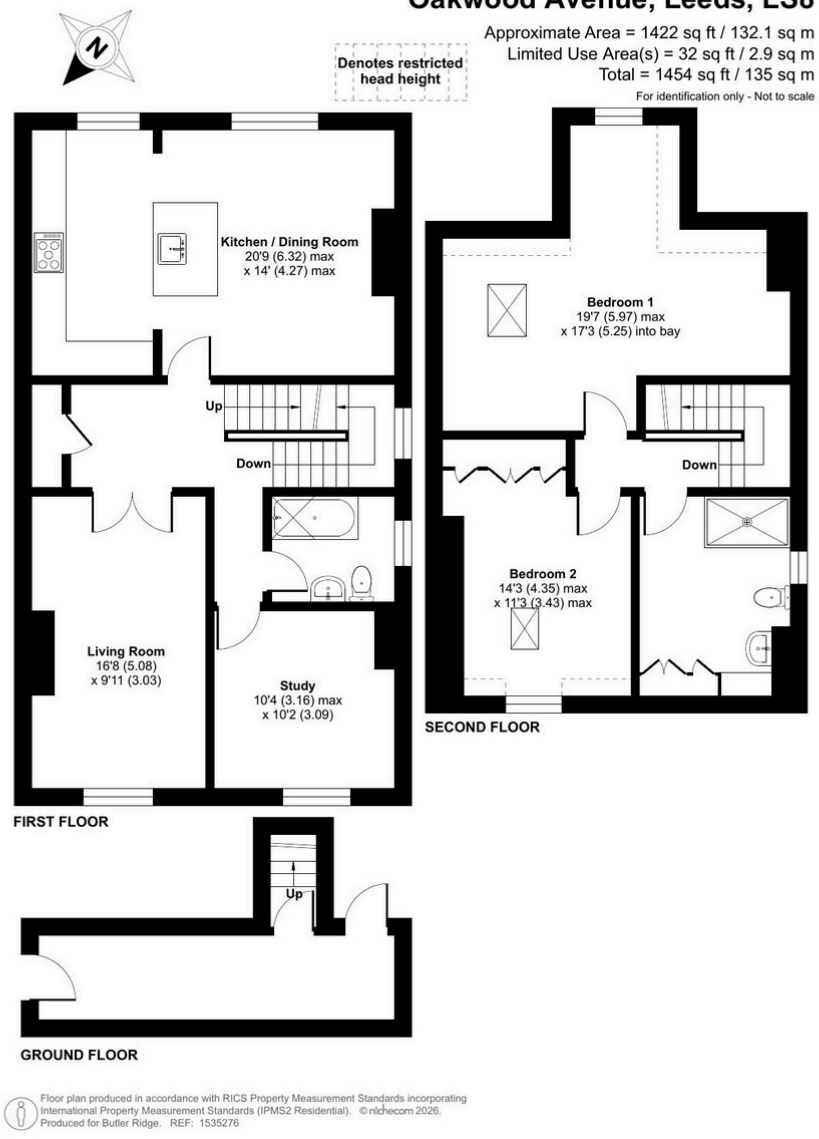
Please contact us for more information about the length of the lease and service charges.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.

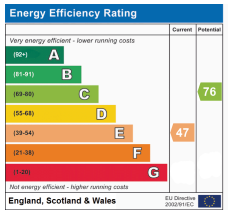
The information in relation to the length of lease, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

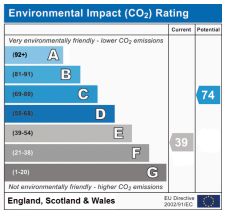
Oakwood Avenue, Leeds, LS8

Approximate Area = 1422 sq ft / 132.1 sq m
Limited Use Area(s) = 32 sq ft / 2.9 sq m
Total = 1454 sq ft / 135 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Butler Ridge. REF: 1535276





Tenure Type: Share of Freehold
Council Tax Band: B
Council Authority: Leeds City Council

Butler Ridge
8 High Street,
Wetherby, LS22 6LT
01937 203 222 | enquiries@butlerridgegroup.com

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