



Oak Tree Mount, Leeds LS9 6SH

**welcome to**

**Oak Tree Mount, Leeds**

Well-maintained three-bedroom semi-detached home featuring a generously sized rear garden, ideal for outdoor living, a spacious lounge with French-style patio doors opening onto a private rear garden. The property also benefits from a driveway.



On the ground floor, a central hall provides access to a convenient W.C. and leads into a spacious kitchen/diner, which flows seamlessly into the rear lounge—perfect for entertaining or relaxing, with direct access to the garden. Upstairs, the first floor offers three bedrooms, including two generously sized rooms positioned at either end of the landing, and a third bedroom ideal for a child or home office. A family bathroom is also located on this floor, adjacent to bedroom two completing the layout with comfort and functionality.

## Ground Floor

### Kitchen/Diner

15' 3" MAX x 8' 6" MAX ( 4.65m MAX x 2.59m MAX )

### Lounge

15' 6" MAX x 10' 6" MAX ( 4.72m MAX x 3.20m MAX )

### Guest W/C

## First Floor

### Bedroom One

11' 9" MAX x 8' 6" MAX ( 3.58m MAX x 2.59m MAX )

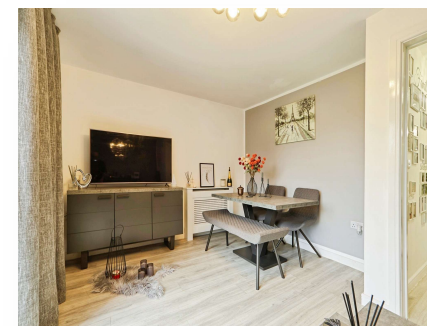
### Bedroom Two

14' 1" MAX RECESS x 8' 6" MAX ( 4.29m MAX RECESS x 2.59m MAX )

### Bedroom Three

8' 3" MAX x 6' 8" MAX ( 2.51m MAX x 2.03m MAX )

## Bathroom



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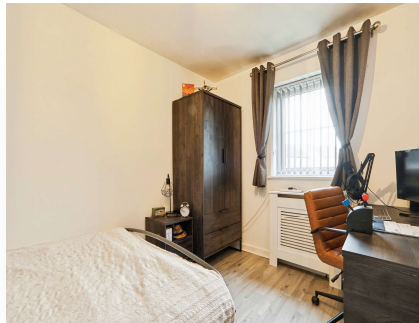
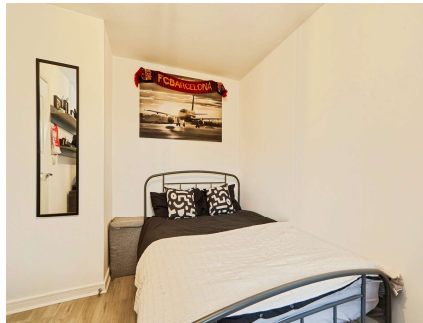
## **Oak Tree Mount, Leeds**

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- WELL-MAINTAINED THROUGHOUT
- LOUNGE WITH FRENCH-STYLE PATIO DOORS
- GARDEN TO THE REAR

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

offers in the region of

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109457 - 0003

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**william h brown**



**0113 248 8263**



[Oakwood@williamhbrown.co.uk](mailto:Oakwood@williamhbrown.co.uk)



498 Roundhay Road, Oakwood, LEEDS, West  
Yorkshire, LS8 2HU



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**