



**Oak Tree Mount, LEEDS LS9 6SH**

***welcome to***

**Oak Tree Mount, LEEDS**

A well-presented three-bedroom mid-terrace home offering modern interiors and ready-to-move-in condition, making it an ideal choice. The property benefits from a front driveway providing convenient off-street parking, along with a generous, fully enclosed rear garden.



## **Oak Tree Mount Ground Floor Entrance Hallway**

The entrance hall features a fitted radiator and laminate flooring.

## **W.C**

A great additional feature of the home, this space includes a front double-glazed window, fitted radiator, wash basin and toilet, finished with partly tiled walls.

## **Lounge**

A bright, neutral space enhanced by a large front double-glazed window and fitted radiator, with useful understairs storage and fresh laminate flooring throughout.

## **Kitchen/Diner**

A modern space featuring a rear double-glazed window and rear French doors that allow plenty of natural light to flow in. The room includes a fitted radiator and ample wall and base units with integrated appliances, including a fridge-freezer, oven, microwave and hob with an extractor fan above. There is also space for a dining area positioned in front of the French doors. The room is finished with ceiling spotlights and laminate flooring.

## **First Floor Bedroom One**

A double bedroom featuring a front double-glazed window and a fitted radiator.

## **Bedroom Two**

A double bedroom featuring a rear double-glazed window and a fitted radiator.

## **Bedroom Three**

A single room featuring a rear double-glazed window and a fitted radiator.

## **Bathroom**

A well-presented bathroom offering a front double-glazed window, a bath with overhead shower, wash

basin, toilet and radiator, complemented by partly tiled walls and modern ceiling spotlights.

## **External**

The property includes a front driveway and a fully enclosed rear garden with a patio area and lawn, providing excellent external space.

## **Agent Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Oak Tree Mount, LEEDS**

- MID TERRACE
- THREE BEDROOMS
- DRIVEWAY TO THE FRONT AND ENCLOSED GARDEN TO THE REAR
- KITCHEN/DINER WITH FRENCH DOORS TO THE REAR
- READY TO MOVE IN CONDITION

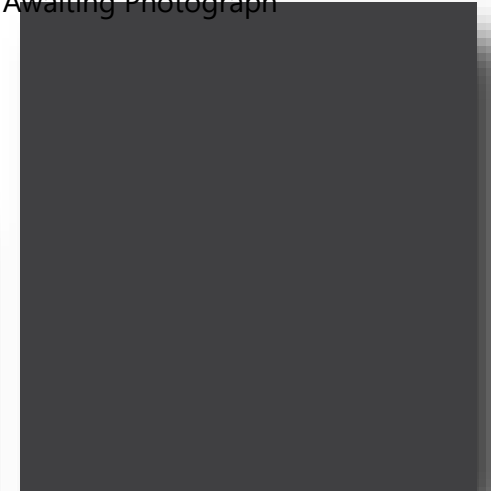
Tenure: Freehold EPC Rating: B

Council Tax Band: A

**£230,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK109864 - 0005

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