



Oak Tree Place, Leeds LS9 6SL

william
h brown

welcome to

Oak Tree Place, Leeds

A two-bedroom semi-detached home benefiting from both front and rear gardens, a driveway, and French doors in the lounge that create an ideal indoor-outdoor living flow. The property also includes an additional W.C. located on the ground floor.



Oak Tree Place Ground Floor Hallway

Entering through the front door, you step into a hallway with the W.C. on the left and access to the kitchen on the right. The lounge sits toward the rear of the property, along with the staircase to the first floor. The hallway is finished with carpet flooring.

Kitchen

Featuring a front double-glazed window and a fitted radiator, the kitchen is equipped with a range of wall and base units, an integrated gas hob with oven and an extractor fan above. It includes a sink with drainer, plumbing for a washing machine, and houses the boiler. The ceiling is finished with spotlights.

W.C

Located on the ground floor, this room features a front double-glazed window, a fitted radiator, and a toilet with wash basin.

Lounge

The lounge features French doors opening to the rear, creating an ideal indoor-outdoor living space. The room includes a useful built-in storage cupboard and a fitted radiator. It is a good size throughout and finished with carpet flooring.

First Floor Bedroom One

Features two front double-glazed windows and a fitted radiator,. This is a well-proportioned room, finished with carpet flooring.

Bedroom Two

Situated at the rear of the property, this room features two double-glazed windows and a fitted radiator. It is another well-sized space, finished with carpet flooring.

Bathroom

Features a side double-glazed window and a fitted radiator. The bathroom benefits from a bath, wash basin, and toilet, with partly tiled walls and flooring.

Outside

Features a front enclosed garden, mainly laid to lawn with a smaller paved area. A driveway is positioned to the front. The rear garden is a great size, fully enclosed and accessed via a secure side gate. A small patio area sits outside the rear doors French doors, with the remainder of the garden laid to lawn.



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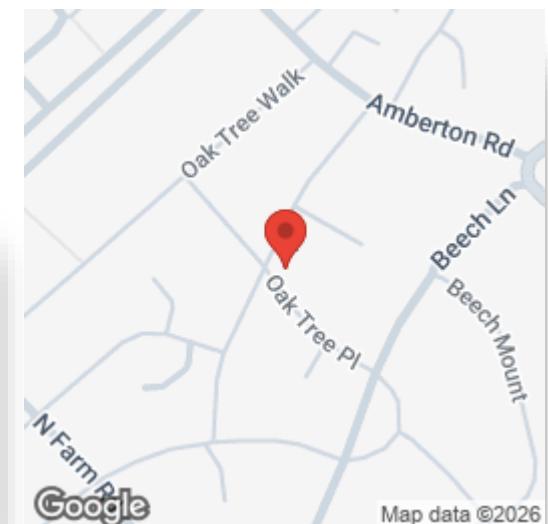
- SEMI DETACHED
- TWO BEDROOM
- DRIVEWAY
- FRENCH DOORS TO THE REAR
- FULLY ENCLOSED FRONT AND BACK GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£200,000



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