



Abbeydale Oval, Leeds LS5 3RF

welcome to

Abbeydale Oval, Leeds

A stylish, move-in-ready home in sought-after Kirkstall, just 0.8 miles from Kirkstall Forge Train Station. Featuring a spacious lounge, fitted kitchen, double bedroom, modern bathroom, generous gardens, ample parking & a versatile converted garage. Internal viewing is a must!



Abbeydale Oval

A stylish, move-in-ready home located in a sought-after residential area of Kirkstall, ideally positioned close to a range of local amenities and excellent transport links. Kirkstall Forge Train Station is just 0.8 miles away, making it perfect for commuters and those looking to travel further afield.

Beautifully redecorated throughout, the accommodation briefly comprises an entrance hall, a spacious lounge, and a modern fitted kitchen to the ground floor. To the first floor a landing, a generous double bedroom, and a well-appointed house bathroom finish off the accommodation.

Externally, the property benefits from a substantial front garden laid mainly to lawn, with a driveway to the side providing ample off-street parking. To the rear is a generous, enclosed garden offering a fantastic space for relaxing and entertaining, featuring a paved patio area, lawn, and attractive fenced and tree-lined boundaries.

A particular highlight is the thoughtfully converted garage, which provides a versatile additional room currently used as a home gym, but equally suited to a home office, hobby room, or studio.

This home is sure to appeal to a number of buyers including, first time buyer, young professionals or even as a rental property - internal viewing is highly recommended.

Ground Floor Hallway

Door to the front opens into the property which in turn opens into the living room through open archway

Living Room

This stylish and well-presented living room offers a bright and welcoming space, featuring contemporary decor and a practical layout. Complemented by neutral walls, dark wood-effect flooring and modern lighting. The room benefits from a striking feature TV wall with elegant wooden slat panelling and integrated LED lighting, adding a touch of luxury and character. A large window fitted with plantation shutters allows plenty of natural light to fill the space, while the open-plan design provides easy access to the kitchen. The carpeted staircase with under stair storage and attractive archway create a warm and inviting environment ideal for both relaxing and entertaining.

Kitchen

This modern fitted kitchen is well-designed to maximise both space and functionality, featuring a range of high-gloss wall and base units complemented by wood-effect worktops and stylish tiled splashbacks. The kitchen incorporates an integrated oven with gas hob, ample cupboard storage and dedicated appliance space, creating a practical environment for everyday cooking. A stainless steel sink is positioned beneath the window, allowing natural light to brighten the room, while a glazed rear door provides convenient access to the garden. Finished with contemporary fittings and dark wood-effect flooring, this attractive kitchen offers a bright and efficient workspace that perfectly complements the home's modern interior.

First Floor Landing

A spacious landing with window and radiator

Bedroom

This attractive double bedroom offers a bright and relaxing retreat, finished in neutral tones to create a calm and welcoming atmosphere. The room benefits from two windows fitted with plantation shutters, allowing plenty of natural light while maintaining privacy. Soft carpeting and tasteful decor add to the sense of comfort, while the generous proportions easily accommodate a double bed and additional furnishings. Well presented throughout, this is a stylish and comfortable bedroom ideally suited to modern living.

Bathroom

This contemporary house bathroom has been stylishly updated to create a sleek and modern space. Featuring attractive large-format wall tiling, the suite comprises a panelled bath with glazed shower screen and thermostatic shower over, low flush WC, and a vanity unit with inset wash basin and storage below. A frosted window provides natural light while maintaining privacy, and the neutral colour palette enhances the bright and airy feel. Finished with modern fittings and wood-effect flooring, this well-presented bathroom offers both comfort and practicality for everyday use.

Outside

The front of the property is a garden laid to lawn and a generous driveway providing ample off street parking.

The enclosed rear garden offers a private outdoor space with excellent potential for relaxing and entertaining. A paved patio area immediately to the rear of the property provides the perfect spot for outdoor seating and dining, while steps lead up to a further garden area featuring mature trees, established shrubs and planted borders that create a pleasant green backdrop. Combining low-maintenance seating areas with generous outdoor space, this attractive rear garden is ideally suited to both everyday enjoyment and summer gatherings.

Outbuilding

The former garage has been thoughtfully converted to create a versatile additional room, currently utilised as a home gym. Benefiting from power, lighting, heating, a window and its own external access door, the space is suitable for a variety of uses, including a home office, hobby room, studio or playroom, depending on the requirements of the new owner.

Additional Information

The current owner has thoughtfully redecorated and renovated throughout.

- New plug sockets & light switches
- New carpet in bedroom
- Custom fitted shutter blinds
- New external security lights
- Installed outside electrics
- Repaired the driveway

Agents 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.

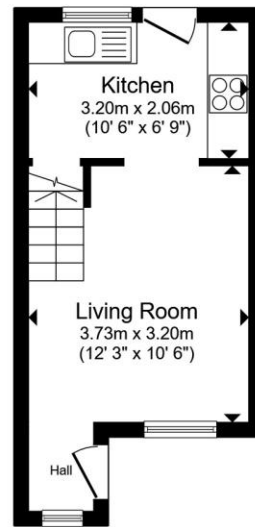


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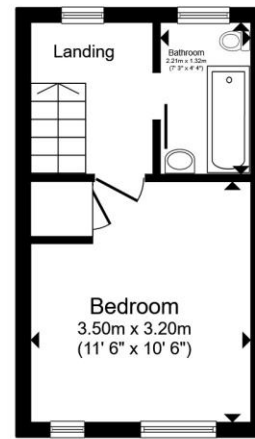
- One Double Bedroom
- Ready to Move into Home
- Generous Driveway
- Converted Garage - used as home gym
- Enclosed Good Sized Rear Garden

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

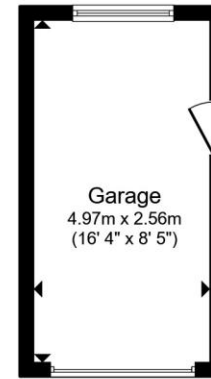
offers over
£185,000



Ground Floor



First Floor



Garage

Total floor area 51.1 m² (550 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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postcode not the actual property

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Property Ref:
HFT107701 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk