

# HUNTERS®

HERE TO GET *you* THERE



## Oakdene Vale

Shadwell, Leeds, LS17 8XT

£1,200 Per Month



Council Tax: D



# 30 Oakdene Vale

Shadwell, Leeds, LS17 8XT

£1,200 Per Month



## Hallway

9'6" (max) - 5'9" (max) (2.90m (max) - 1.75m (max))  
Door entry phone.

## Store Room

Housing the boiler.

## Lounge Kitchen Dining Room

31'0" (max) - 10'6" (max) (9.45m (max) - 3.20m (max))

## Lounge Dining Area

Radiator and multi aspect windows.

## Kitchen Area

Composite sink with drainer, Hob with extractor over, double fan oven, fridge freezer, dish washer, washing machine, wine cooler and a range of wall and base units.

## Master Bedroom

16'0" (max) - 10'3" (max) (4.88m (max) - 3.12m (max))

Radiator.

## Ensuite

6'0" (max) - 5'9" (max) (1.83m (max) - 1.75m (max))

Tiled floor with under floor heating, Bluetooth speaker mirror, half tiled walls, heated towel rail, shower cubicle with glass enclosure, wash hand basin and w/c.

## Bedroom Two

10'9" (max) - 9'6" (max) (3.28m (max) - 2.90m (max))

Radiator.

## House Bathroom

7'3" (max) - 5'9" (max) (2.21m (max) - 1.75m (max))  
Tiled floor with underfloor heating and half tiled walls, panel bath with shower over, heated towel rail, wash hand basin and w/c.

## Communal Gardens

Mainly grassed areas surrounded by fences, well stocked flower beds, plants and bushes.

## Garage

**IMMACULATE CONDITION – FIRST FLOOR APARTMENT – TWO BEDROOMS – TWO BATHROOMS – CUL-DE-SAC LOCATION – OPEN PLAN KITCHEN LIVING DINING ROOM - GARAGE – AVAILABLE IN FEBRUARY – PART FURNISHED – HOLDING DEPOSIT REQUIRED**

Available in February and part-furnished, is this two bedroom, two bathroom ground floor apartment in immaculate condition. Located at the bottom of a quiet cul-de-sac in Shadwell, close to schools, parks, transport links, shops, pubs and other great local amenities, the property is very well located. There are communal gardens to the front and rear of the property and a garage to the exterior. Internally, it briefly comprises; entrance hall, lounge kitchen dining room, master bedroom, ensuite shower room, house bathroom and a further double bedroom. Energy Rating – C



Road Map



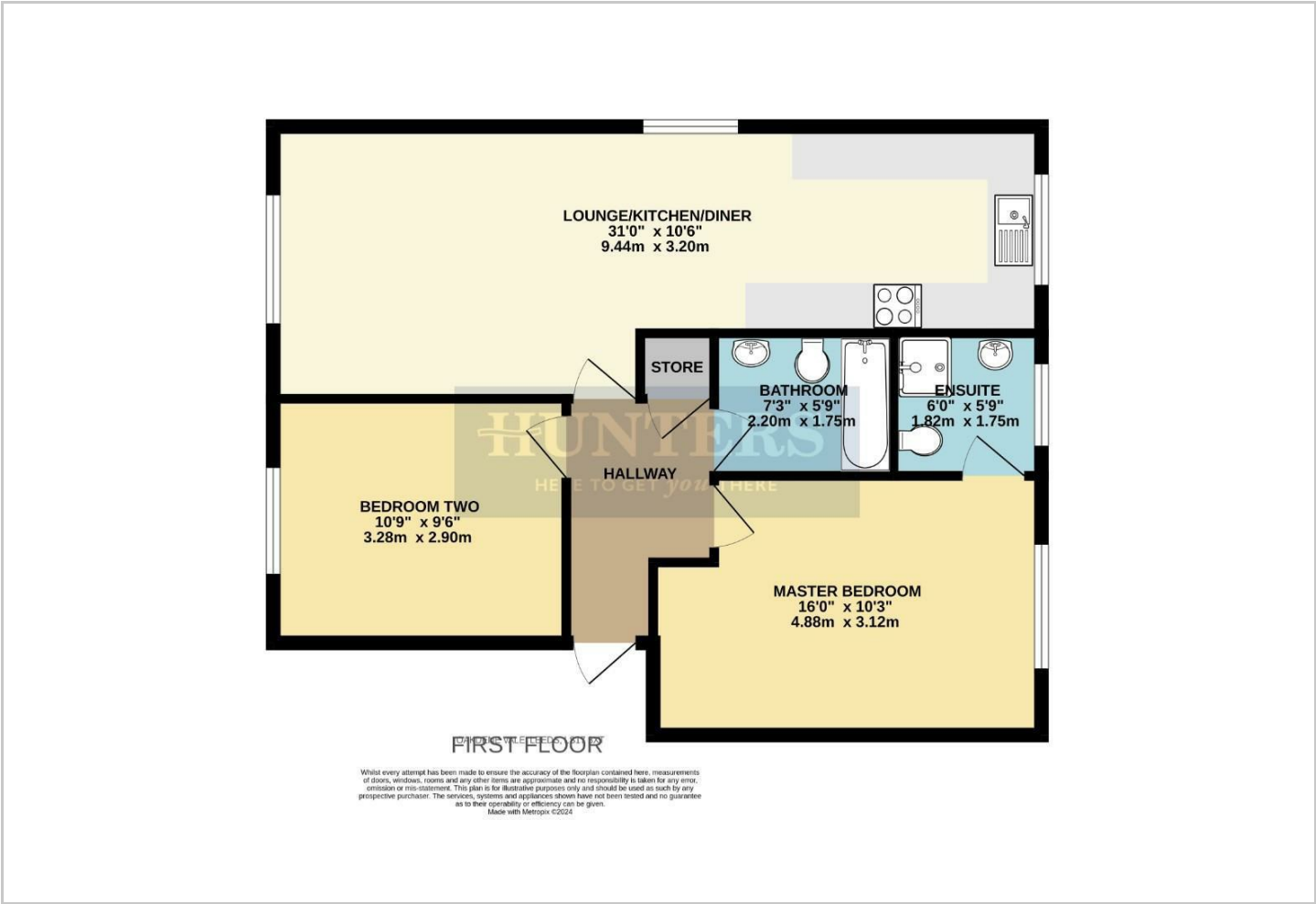
Hybrid Map



Terrain Map



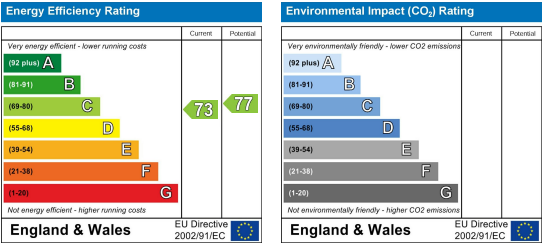
Floor Plan



Viewing

Please contact our Hunters North Leeds Lettings Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.