



The Oval, LEEDS LS14 6BB

welcome to

The Oval, LEEDS

IF YOU LOVE the traditional style of home, then THIS SEMI DETACHED property is PERFECT for you! With it's THREE bedrooms, modern kitchen and LOW MAINTENANCE GARDENS which also offers OFF STREET PARKING and a GARAGE, this BEAUTIFUL home is now READY FOR YOU to view!



Entrance Hall

Having the entrance door to the front aspect, a door to the lounge, and stairs to the first floor landing.

Lounge

Featuring a double glazed window to the front aspect, a fire place with a log burner, hearth, and mantel, plus a gas central heating radiator.

Dining Kitchen

With double doors leading from the lounge and comprising of a modern fitted kitchen with a range of both and base units with work surfaces over. Includes a one and a half bowl stainless sink and drainer, an electric oven with an electric hob, tiling to the splash backs, and a cooker hood over. Also includes a the gas central heating boiler, a gas central heating radiator, built in storage cupboard to the dining area, double glazed door to the rear, a window to the rear, and a frosted double glazed window to the side aspect.

First Floor Landing

With stairs rising from the entrance hall and having a double glazed window to the side aspect, and an access hatch to the loft.

Bedroom One

With a double glazed window to the front aspect, and a gas central heating radiator.

Bedroom Two

Having a double glazed window to the rear, a built in storage cupboard, and a gas central heating radiator.

Study Room / Nursery

With a double glazed window to the front aspect, and a gas central heating radiator.

House Bathroom

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the low level flush w.c. Also includes a heated towel rail, an extractor, tiling to all visible areas, and a frosted double glazed window to the rear.

Exterior

Externally the property has a driveway to the front aspect providing off street parking, and access to the detached single garage, while to the rear is a low maintenance garden space with paving, slate areas, and an area with an artificial lawn.

Garage

A single detached garage with an up and over door, window to the side and an access door also to the side.



view this property online williamhbrown.co.uk/Property/CGT111657



welcome to

The Oval, LEEDS

- Traditional Style Semi Detached Home
- Three Bedrooms
- Well Presented Throughout
- Ideal For The Young Family Buyer
- Modern Dining Kitchen

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

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111657



Property Ref:
CGT111657 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk