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22 Oakwood Drive, Oakwood, Leeds, LS8 2JB

Energy Rating: E | Council Tax Band: E

Asking Price £685,000

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SUPERB FAMILY HOUSE – DETACHED VICTORIAN END TERRACE STYLE PROPERTY - FIVE BEDROOMS AND THREE BATHROOMS – MODENISED TASTEFULLY WHILE BEING TRUE TO THE ORIGINAL FEATURES - EXCELLENT FULL BASEMENT CONVERSION – OPEN PLAN KITCHEN DINING ROOM – ATTACHED SINGLE GARAGE AND DRIVEWAY – YARDS TO THE FRONT AND REAR – UTILITY ROOM – OAKWOOD

Having been tastefully modernised while still being true to its original features, this detached Victorian terrace style house is an ideal family home and a rare opportunity to own a detached house in this mainly terraced area. Located right in the heart of Oakwood, the property is close to good and outstanding primary and secondary schools, including Roundhay Primary and High Schools, as well as other great amenities, shops, bars, cafes, restaurants, transport links and of course Roundhay Park with all it has to offer. There are yards to the rear, gardens to the front, a driveway and attached garage, externally. Internally, it briefly comprises; open porch, entrance hall, cloakroom, open plan kitchen dining room, annex and lounge on the ground floor. On the basement level is a living room with access to the rear yard, an ensuite bedroom, utility room and store room. On the first floor there is an ensuite double bedrooms, landing, house bathroom and a further double bedroom. On the second floor there are two double bedrooms and a landing. Energy Rating – E

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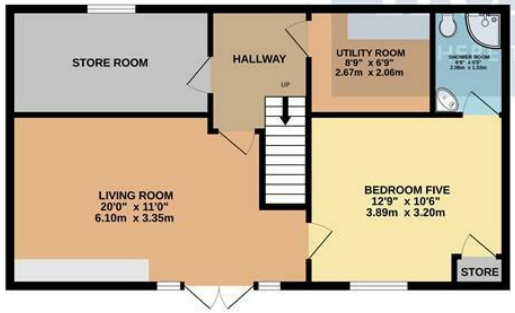
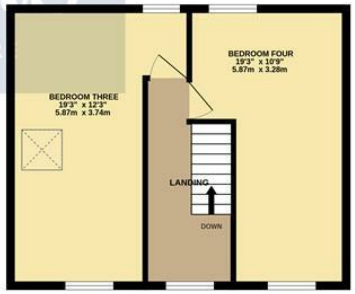
GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.

BASEMENT
650 sq.ft. (60.4 sq.m.) approx.



2ND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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OAKWOOD DRIVE OAKWOOD, LEEDS, LS8 2JB

TOTAL FLOOR AREA : 2575 sq.ft. (239.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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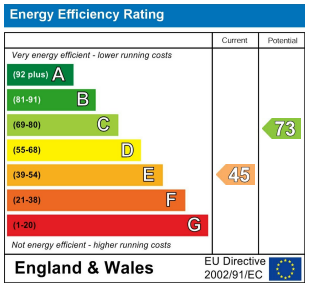
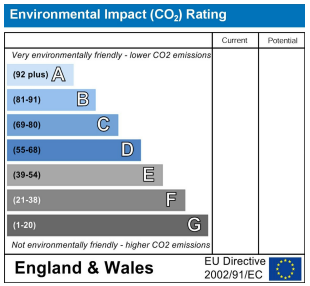




Open Porch
9'9" (max) - 3'6" (max)

Entrance Hall
10'0" (max) - 6'9" (max)
Radiator and stairs to the upper level.

Cloakroom
3'9" (max) - 3'6" (max)

Lounge
19'3" (max) - 13'9" (max)
Gas fire with surround, radiators and duel aspect windows.

Kitchen Dining Room
22'6" (max) - 13'6" (max)

Kitchen Area
Double fan oven, hob, stainless steel sink with drainer, integrated fridge freezer, radiator, door to the rear yard and a range of wall and base units.

Dining Area
Radiator and bay window.

Annex
9'9" (max) - 5'9" (max)
Stainless steel sink with drainer, tiled splash back, stairs to the lower level and a range of wall and base units.

Basement Hallway
8'0" (max) - 6'9" (max)
Stairs to the upper level.

Living Room
20'0" (max) - 11'0" (max)
Built in entertainment unit with hidden storage, access to the rear yard via double door and uplighters.

Bedroom Five
12'9" (max) - 10'6" (max)
Radiator and store room housing the boiler.

Ensuite
6'9" (max) - 5'0" (max)
Corner shower with glass enclosure, wash hand basin, heated towel rail and w/c.

Utility Room
8'9" (max) - 6'9" (max)
Base units with plumbing for a washer and dryer.

Store Room
13'0" (max) - 6'9" (max)
Radiator.

First Floor Landing
13'3" (max) - 6'9" (max)
Radiator and stairs to the upper and lower levels.

Master Bedroom
19'3" (max) - 13'9" (max)
Radiator and duel aspect windows.

Ensuite Bathroom
8'3" (max) - 6'6" (max)
Panel bath with shower over, wash hand basin, radiator, bidet and w/c.

Bedroom Two
19'3" (max) - 13'3" (max)
Radiator and multi aspect windows.

House Bathroom
9'3" (max) - 6'0" (max)
Vaulted ceilings, fully tiled walls and floor, panel bath with shower over, wash hand basin and w/c.

Second Floor Landing
13'9" (max) - 6'0" (max)
Loft access and stairs to the lower level.

Bedroom Three
19'3" (max) - 12'3" (max)
Radiator, velux window multi aspect windows.

Bedroom Four
19'3" (max) - 10'9" (max)
Radiator, velux window multi aspect windows.

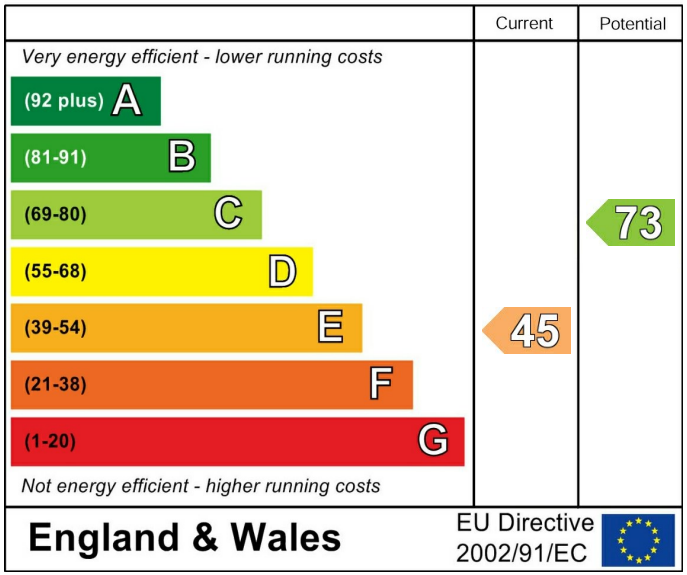
Front Gardens
Dwarf wall forming a boundary, flowerbeds, plants and shrubs.

Driveway
With parking for at least one vehicle.

Attached Garage
17'9" (max) - 8'6" (max)
Up and over garage door, power and lights.

Rear Yard
Mainly paved area with pedestrian access to the garage and stairs to the kitchen.

Energy Efficiency Rating



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. 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.

Nervöse Systeme
Zeit der Unruhe

Nervöse Systeme
Ausstellung
11.3.
–9.5.16 HKW
Zeit der Unruhe
19.3.
–9.5.16 HKW

Zeit
der
Unruhe

105
Nervöse Systeme
Ausstellung

THE SHIELD
UFFINS