

# HUNTERS®

HERE TO GET *you* THERE



**Upland Road**  
Oakwood, Leeds, LS8 2SQ

Offers Over £290,000

3 1 2 TBC

Council Tax: C



# 26 Upland Road

## Oakwood, Leeds, LS8 2SQ

Offers Over £290,000



### Open Porch

6'0" - 3'0" (1.83m - 0.91m)

### Entrance Hall

14'6" (max) - 7'3" (max) (4.42m (max) - 2.13m)

0.91m (max))  
Radiator, stairs to the upper level and storage under the stairs.

### Lounge

13'9" (max) - 13'6" (max) (4.19m (max) - 4.11m (max))

Sliding doors to the dining room, radiator and built in storage and tv unit.

### Dining Room

11'10" - 11'0" (3.61m - 3.35m)

Radiator.,

### Kitchen

13'0" (max) - 7'3" (max) (3.96m (max) - 2.21m (max))

Sink with drainer, radiator, gas hob with extractor over, fan oven, microwave, boiler, glass splash back, door to the side, pantry and a range of wall and base units.

### Landing

7'3" (max) - 7'0" (max) (2.21m (max) - 2.13m (max))

Stairs to the lower level.

### Master Bedroom

12'0" (max) - 11'0" (max) (3.66m (max) - 3.35m (max))

Built in storage and radiator.

### Bedroom Two

12'0" (max) - 10'9" (max) (3.66m (max) - 3.28m (max))

Built in storage and radiator.

### Bedroom Three

7'6" - 7'3" (2.29m - 2.21m)

Radiator.

### Bathroom

7'3" - 7'0" (2.21m - 2.13m)

Fully tiled walls and floor, wash hand basin with pedestal under, built in storage, heated towel rail and w/c.

### Front Garden

Mainly paved areas.

### Driveway

Gated with parking for several vehicles.

### Garage

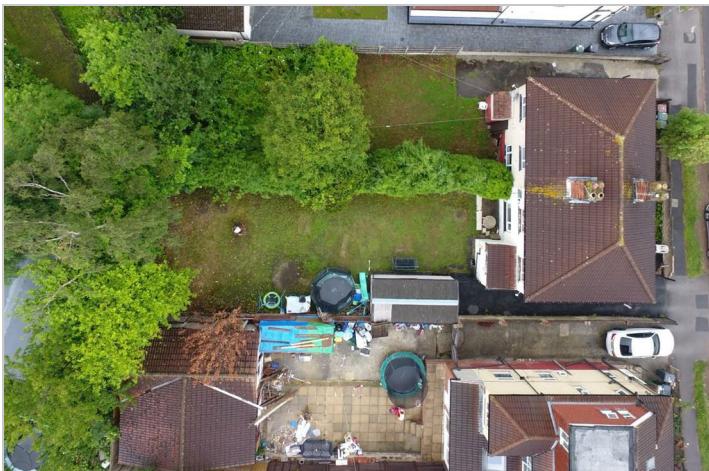
Up and over door, power and lights.

### Rear Garden

Grassed lawns, mature hedges, plants and shrubs.

**GREAT FAMILY HOME – SEMI-DETACHED PROPERTY – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – GATED DRIVEWAY – DETACHED GARAGE – RECENTLY INSTALLED KITCHEN AND BATHROOM – RECENT RENOVATION OF LOUNGE AND DINING ROOM – OAKWOOD**

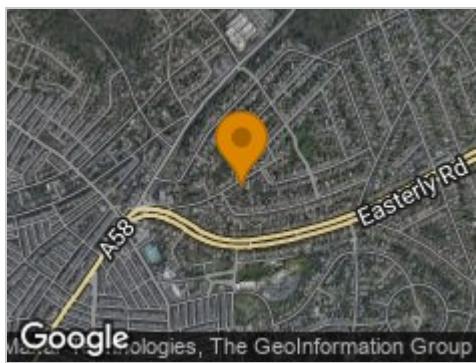
A superb family home, this three bedroom semi-detached house has recently undergone home improvements, including new kitchen and improvements to the lounge and dining room. Located in Oakwood, the property is close to schools, shops, restaurants, bars, pubs, cafes and other great amenities close by. There are gardens to the front and rear, a gated driveway and detached garage externally. Internally it briefly comprises; open porch, entrance hall, store room under the stairs, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing and house bathroom,. Energy Rating – TBC



## Road Map



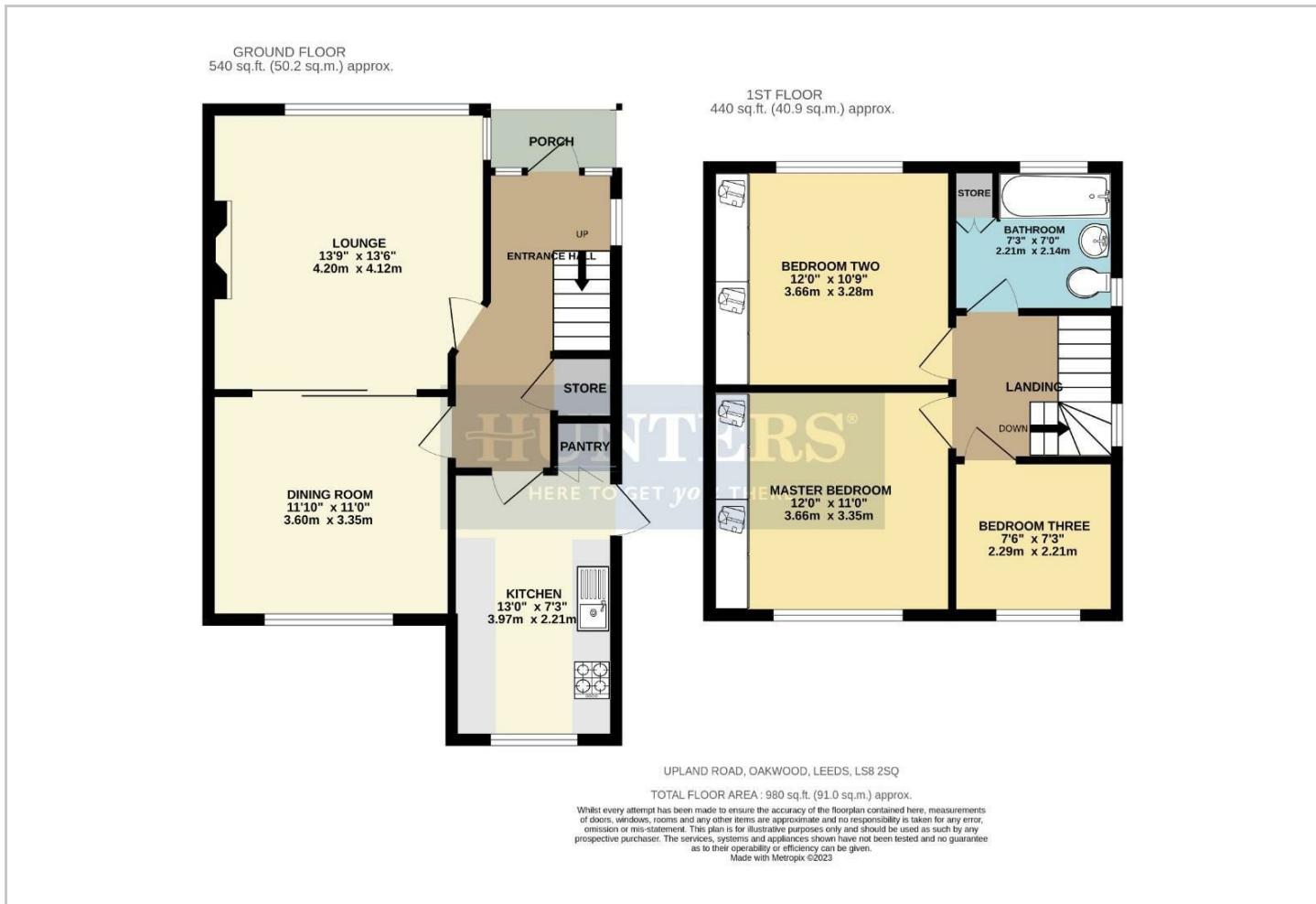
## Hybrid Map



## Terrain Map



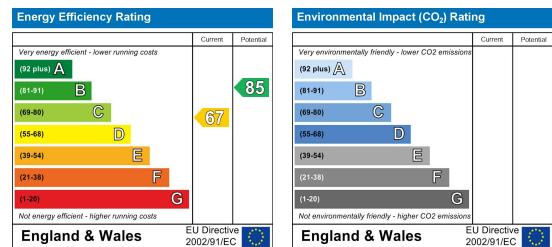
## Floor Plan



## Viewing

Please contact our Hunters North Leeds 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.