

# HUNTERS®

HERE TO GET *you* THERE



## Oakwood Avenue

Oakwood, Leeds, LS8 2HZ

Offers Over £450,000

 5  3  4  TBC

Council Tax: A

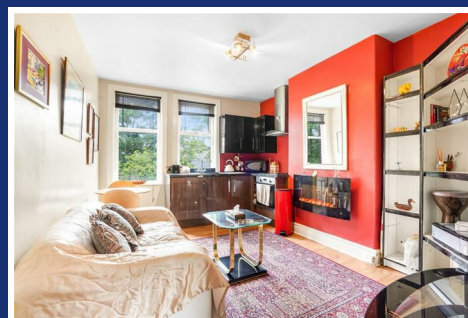
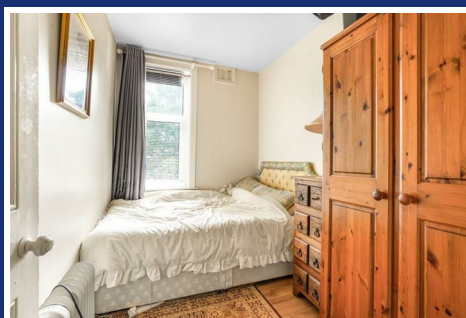




# 25 Oakwood Avenue

Oakwood, Leeds, LS8 2HZ

Offers Over £450,000



## Entrance Hall

28'6" (max) - 6'0" (max) (8.69m (max) - 1.83m (max))  
Stairs to the upper levels, door with stairs to the basement.

## Bedsit One

16'6" (max) - 13'6" (max) (5.03m (max) - 4.11m (max))  
Bay window, stainless steel sink with drainer, gas hob with extractor over, fan oven, electric fire and a range of wall and base units.

## Bedsit Two

14'0" (max) - 11'6" (max) (4.27m (max) - 3.51m (max))  
Stainless steel sink with drainer, gas hob with extractor over, fan oven, electric fire and a range of wall and base units.

## Bathroom

9'6" (max) - 8'3" (max) (2.90m (max) - 2.51m (max))  
Panel bath with shower over, wash hand basin and w/c.

## Rear Porch

9'6" (max) - 3'9" (max) (2.90m (max) - 1.14m (max))  
Store room and door to the rear gardens.

## First Floor Landing

11'6" (max) - 6'0" (max) (3.51m (max) - 1.83m (max))  
Stairs to the lower level and door with stairs to the upper floor.

## Kitchen Dining Living Room

13'9" (max) - 10'9" (max) (4.19m (max) - 3.28m (max))  
Sink with drainer, gas hob with extractor over, fan oven, electric fire and a range of wall and base units.

## Bedsit Three

14'0" - 11'9" (max) (4.27m - 3.58m (max))

## Bedsit Four

10'2" (max) - 6'9" (max) (3.10m (max) - 2.06m (max))

## Hallway

6'9" (max) - 6'1" (max) (2.06m (max) - 1.85m (max))  
With storage under the stairs.

## Bathroom

9'0" - 6'10" (2.74m - 2.08m)  
Panel bath with shower over, wash hand basin and w/c.

## Second Floor Bedsit

## Main Living Area

17'11" (max) - 17'9" (max) (5.46m (max) - 5.41m (max))  
Built in wardrobes.

## Separate Kitchen

10'9" - 6'9" (3.28m - 2.06m)  
Sink with drainer, gas hob with extractor over, fan oven and a range of wall and base units.

## Bathroom

6'9" - 6'6" (2.06m - 1.98m)  
Panel bath with shower over, wash hand basin and w/c.

## Front Gardens

Tiered with plants, bushes, shrubs and flower beds.

## Side Garden

Paved area to the side.

## Driveway

With Parking for at least two vehicles.

## Detached Garage

17'9" - 9'9" (5.41m - 2.97m)  
Barn style doors.

## Rear Garden

Paved areas.

Tel: 0113 268 0242

**SUPERB INVESTMENT OPPORTUNITY – SEMI-DETACHED PROPERTY – POTENTIAL TO CONVERT TO FOUR FLATS SUBJECT TO PLANNING PERMISSION – FULL BASEMENT – DRIVEWAY – DETACHED GARAGE – GARDENS TO THE FRONT, REAR AND SIDE – ROUNDHAY - NO CHAIN**

Available with no chain, this superb semi-detached house is currently set up as a house share. The property is currently mostly vacant, however has enormous potential to convert to four flats with the appropriate planning permissions, making it a great investment. Located in the heart of Oakwood, it is close to good and outstanding Schools, pubs, bars, cafes, shops and Roundhay Park with a lot it has to offer. There are gardens to the front and rear, a driveway, garage and further space to the side externally. Internally, it briefly comprises entrance hall, two bed sits with kitchenettes and bathroom on the ground floor, on the first floor there are two bedrooms, kitchen living dining room and bathroom. On the top floor is a self contained bedsit with separate kitchen and bathroom. Energy Rating - TBC





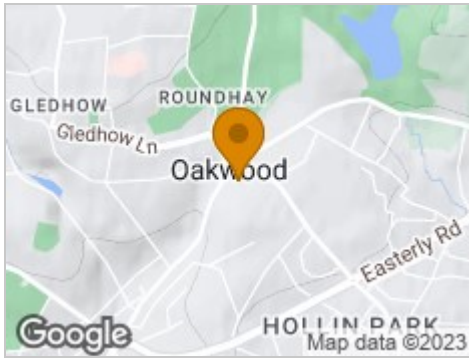
Road Map



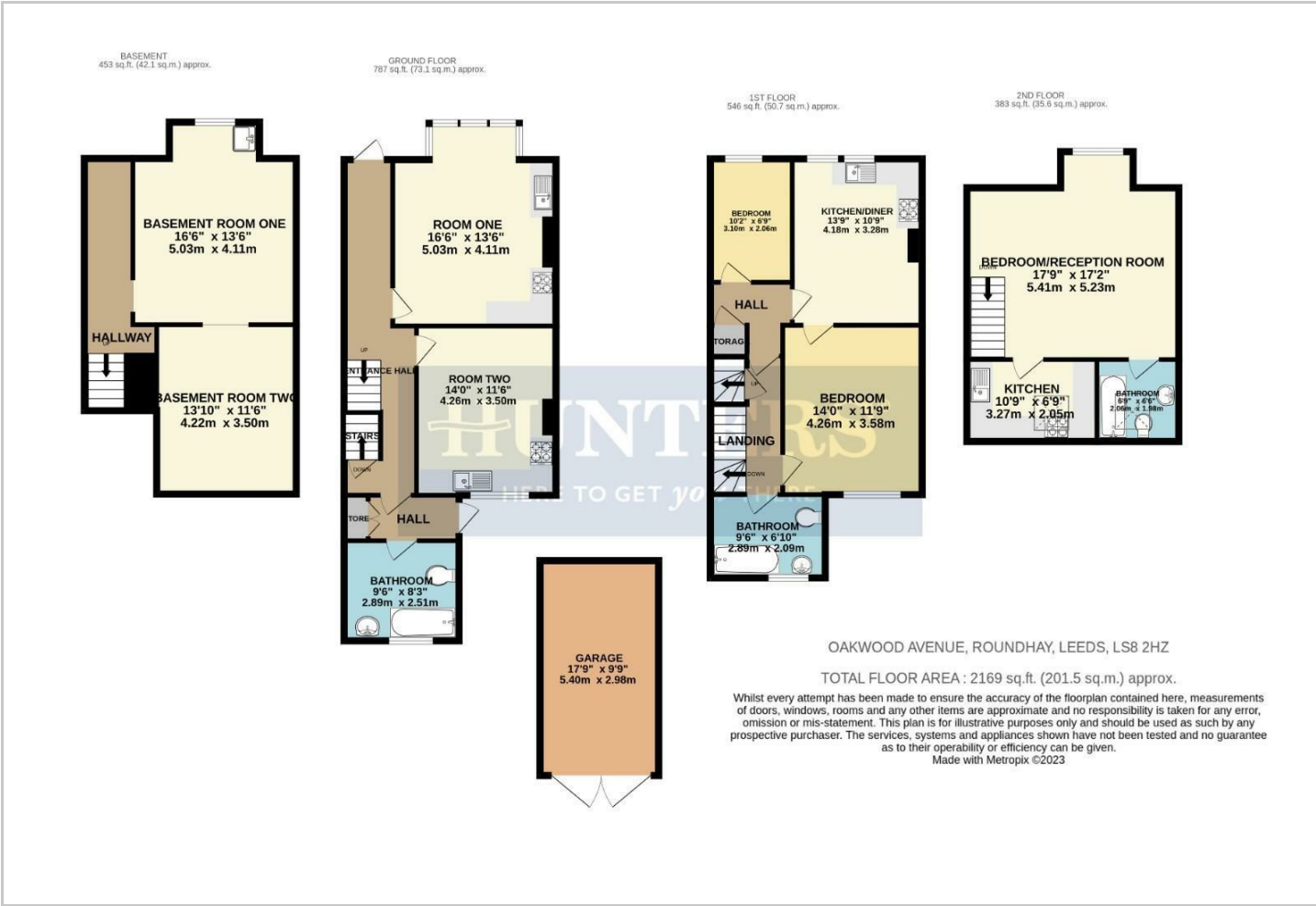
Hybrid Map



Terrain Map



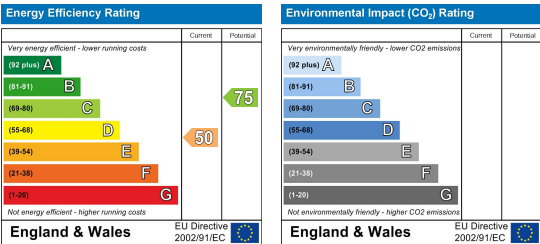
Floor Plan



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.