



**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! Call us TODAY!



### **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.



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## The Oval, LEEDS

- Driveway For Off Street Parking with EV Charging Point
- Semi Detached Family Home
- Three Bedrooms
- Well Presented Throughout
- Modern Dining Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111657 - 0007

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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](mailto:Crossgates@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)