



**Oaklands Close, Gipton Leeds LS8 3TE**



**welcome to**

## **Oaklands Close, Gipton Leeds**

We are pleased to present this versatile four/five-bedroom property. Spread across three floors, the home offers generous living space throughout, two bathrooms, and a further W.C. Featuring an enclosed garden and a garage. Situated in the desirable LS8 area.



### **Hallway**

Upon entering the property, you step directly into the hallway. To the left, there is a W.C. and a staircase leading to the first floor. On the right side of the hallway is a versatile study/bedroom. At the rear of the hallway, you'll find the spacious open-plan kitchen and dining area.

### **Downstairs W.C**

The downstairs W.C. is conveniently located and features a toilet and wash basin.

### **Dining Room / Bedroom**

On the ground floor, you'll find a versatile dining room / bedroom complete with a front double-glazed window and a fitted radiator.

### **Kitchen / Diner**

The kitchen/diner is situated at the rear of the ground floor and offers a spacious layout. It features double-glazed patio doors opening onto the rear garden, along with additional double-glazed windows that provide plenty of natural light. The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space incorporating a sink and drainer. Plumbing is available for both a washing machine and dishwasher. Integrated appliances include a gas hob, oven, microwave, and extractor fan.

### **First Floor Lounge**

The lounge is situated on the first floor and offers good space. It features a rear Juliet balcony and double-glazed windows. The space is finished with laminate flooring.

### **Bedroom Three**

Bedroom Three is positioned at the front of the property on the first floor. It is a good sized room, featuring a front-facing double-glazed window and a fitted radiator.

### **Bedroom Four**

Bedroom Four, the smallest of the bedrooms, is

situated on the first floor. It features a front double-glazed window and a fitted radiator.

### **Bathroom**

The family bathroom is located on the first floor and includes a side double-glazed window and a fitted radiator. It is equipped with a bath and overhead shower, a wash basin, and a toilet. The walls are partly tiled.

### **Second Floor**

#### **Bedroom One**

Bedroom One is located at the rear of the property on the second floor. Generously sized, it features fitted wardrobes, a large rear double-glazed window, and a fitted radiator. The room also benefits from a private en suite, adding both comfort and convenience.

#### **En Suite**

On the second floor, Bedroom One benefits from its own en suite. The en suite includes a side double-glazed window, a toilet, wash basin, and a shower cubicle, offering added convenience.

#### **Bedroom Two**

Bedroom Two is located on the second floor and offers generous space. It features two front-facing double-glazed windows, a fitted wardrobe, and a fitted radiator.

### **Outside**

The rear garden is fully enclosed and of a good size. It is fully paved, making it perfect for low maintenance. To the rear of the property, separate from the house, there is a garage providing additional convenience.

### **Agent Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Oaklands Close, Gipton Leeds

- SEMI DETACHED
- VERSATILE FOUR / FIVE BEDROOM
- TWO BATHROOMS AND A ADDITIONAL W.C
- PRIVATE GARAGE
- ENCLOSED GARDEN

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

offers over

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109320 - 0008

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