



Oakdene Drive, Leeds
£575,000

4 bedroom detached house for sale | Freehold



Spacious 4 Bedroom Detached home situated in this popular area of Shadwell North Leeds. With 3 double bedrooms and en-suite to the master bedroom this is a really good family home. There is off road parking for 4 vehicles and the property is nicely set back giving a good degree of privacy to the front.

Tenure: Freehold

Lounge

Spacious lounge with built in gas fire, TV point, double glazed window to the front aspect, through to the dining room.

Dining

Wood panelled feature wall, French doors through to the garden, door through to the kitchen, wood effect flooring.

Kitchen

Range of wall and base units with worktop surfaces over, quality built in appliances, gas hob with extractor hood over, under stairs storage cupboard, double glazed window.

Utility

Plumbing for washing machine and dryer, space for American style fridge/freezers, double glazed window and door leading through to the side of the property.

Master bedroom

Range of built in wardrobes, double glazed window, door leading to the en-suite.

En-suite

Walk in shower cubicle, low level w/c, pedestal wash basin, double glazed window.

Bedroom 2

Spacious double, double glazed window.

Bedroom 3

Double room with built in wardrobe and double glazed window.

Bedroom 4

Single bedroom with double glazed window.

Bathroom

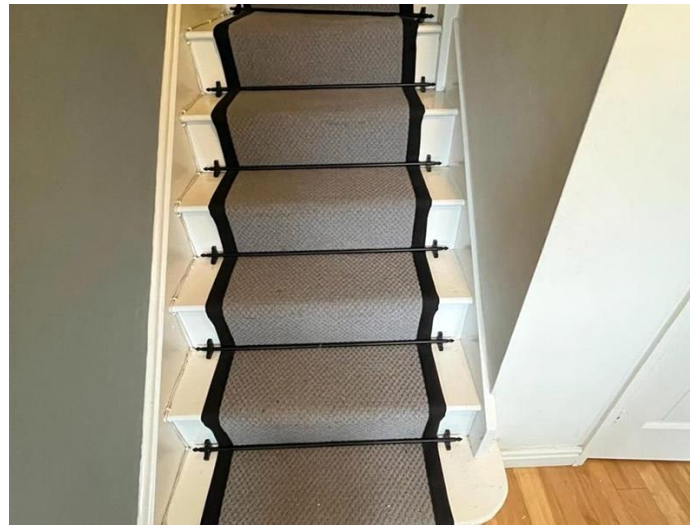
Bath with shower over, pedestal wash basin, low level w/c, tiled walls, double glazed obscure window.

Rear Garden

Mainly laid to lawn with flower borders, fence and hedge surrounding and access to the front of the property.

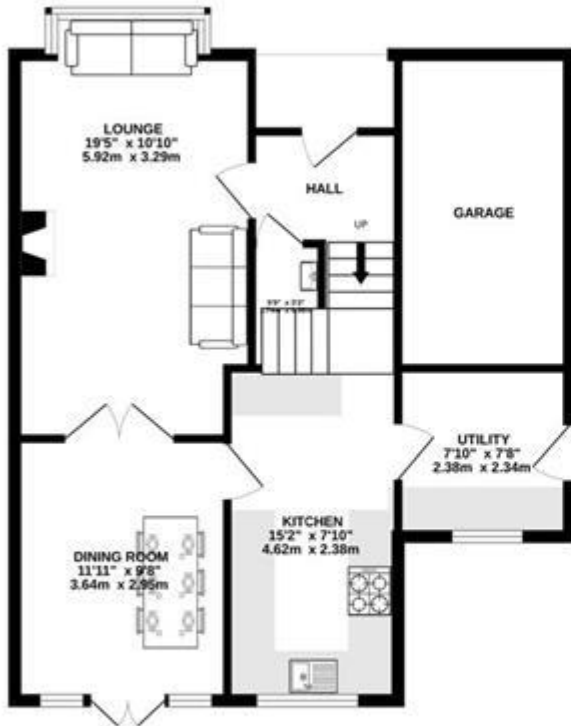
Front Garden

Off road parking for 4 vehicles, garage with and electric door, high hedge surround offering a good degree of privacy, Front is mainly laid to lawn.

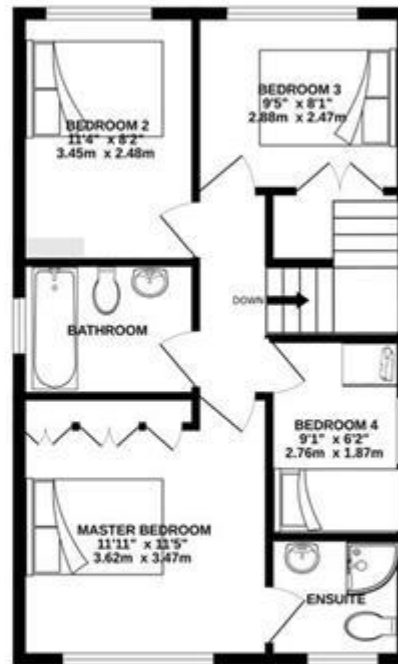


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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