



0.66% MORFITT SHAW

Independent Estate Agents

Oakwood Avenue, Oakwood



A substantial four bedroom mid through terraced property, retaining a number of attractive original features and enjoying a sought after Oakwood location, close to Roundhay Park. Providing extensive and attractive accommodation, and within a short walk of independent shops and restaurants on Oakwood Parade.

**£299,950 – No chain
Reduced from £349,950**

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Introduction

A substantial through terrace, providing generous four bedroom accommodation and occupying a prominent location close to the excellent amenities of Oakwood. The accommodation comprises; entrance vestibule, reception hall, sitting room, dining room, large breakfast kitchen, useful cellars, four bedrooms and spacious house bathroom.

Oakwood is an excellent location with highly rated schools, including Roundhay High, independent shops and restaurants at Oakwood Parade, Roundhay Park which is a short two minute walk, and regular bus services to Leeds centre.

Accommodation

With original sash windows and gas central heating.

To the ground floor: Entrance vestibule

Obscure glazed hardwood front entrance door, with stained glass light over. Original quarry tiled floor, ceiling cornice and light.

Reception hall

Part obscure glazed door. Wide staircase to the first floor, with original turned balustrade. Ceiling light, cornice and dado rail. Door to the cellar staircase.

To the basement:

Large room to the front, with ceiling light. Additional store room.

Sitting room 17'9 x 13'6

Bay window to the front. Ceiling light, cornice and coving, TV and telephone points. Imposing attractive fireplace, with pine surround, tiled slips and hearth and cast iron interior.

Dining room 14'9 x 11'9

Window to the rear, ceiling light and cornice.

Spacious breakfast kitchen 16'5 x 10'10

Two windows to the rear. Hardwood rear entrance door. Fitted with a comprehensive range of base and wall cupboards with laminate work surfaces and part tiled walls. Plumbing for washing machine, integrated gas hob and oven, space for fridge freezer. Sink unit with mixer tap. Ceiling lighting.



To the first floor: Half landing

Large rooflight. Dado rail. Three steps to:

Large bathroom 10'4 x 9' extending to 16'5

Two obscured windows to the rear. Panelled bath, low suite wc, bidet and low suite wc. Walk in shower cubicle. Light oak laminate flooring, recessed ceiling spotlights.



Landing

Store cupboard. Ceiling light and dado rail. Door to the second floor staircase.

Bedroom 1 15' x 11'3

Two windows to the front. Ceiling light, cornice and picture rail. Cast iron fireplace.



Bedroom 2 14'8 x 11'0

Window to the rear. Ceiling light and cornice. Cast iron fireplace with tiled slips.

Bedroom 3 11'4 x 6'6

Window to the front, ceiling light and dado rail.

To the second floor: Bedroom 4 18'2 x 20'2 extending to 24'9

Velux rooflights to the front and rear. Window to the front. Access to eaves storage, and loft access. Recessed ceiling spotlights.



Outside

To the front is an easily maintained forecourt garden, stocked with a variety of established shrubs. To the rear is an enclosed yard providing off street parking, with access from the rear service road.

Directions



From our office, turn left on to Street Lane, and continue ahead at the Oakwood Clock traffic lights on to Oakwood Lane. Immediately after the lights, turn right on to Oakwood Avenue. The property is towards the end of the road, on the left hand side.

Agent's notes : The property is .All mains services are provided. Viewing strictly by appointment only. Council tax band:C.

Conveyancing: We have conducted a survey of over forty conveyancers in the Leeds area. We used these results to appoint three local solicitors to our panel. All three were placed in the best eight for lowest fees. As well as offering good value for money, they are very reliable, quick and effective. Please call us for details.

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Big enough to impress, small enough to care.