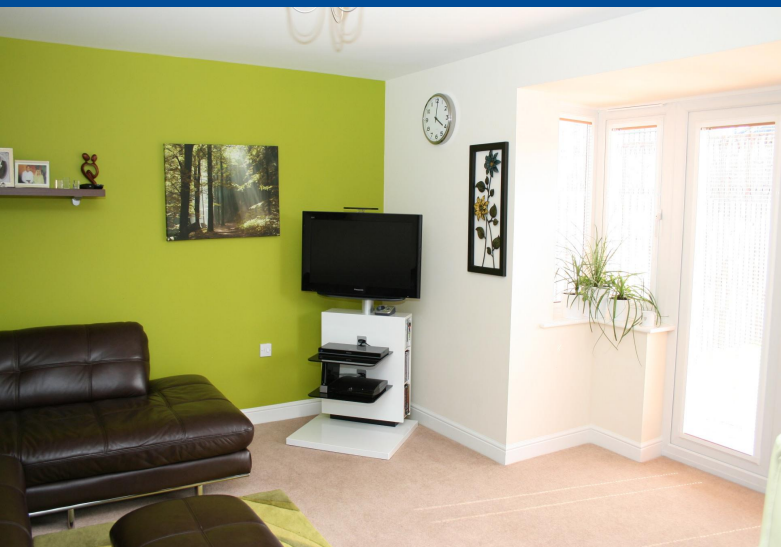




Moving is easy with...

**LINLEY &
SIMPSON**



OAKLANDS DRIVE, GIPTON, LEEDS, LS8 3JT

NO ONWARD CHAIN. Situated in a tucked away however highly convenient location, ideal for access to amenities and transport links is this particularly impressive and spacious end terrace home boasting three double bedrooms.

Asking Price £149,950

NO ONWARD CHAIN. Upon approach from the stylish residential development, this property offers enviable kerb appeal along with parking to the front. Internally; an entrance hall with downstairs WC provides access to the sitting/dining room and the attractive tiled floor continues into the dining kitchen. This spacious room is finished to a contemporary standard. The sitting room is also of impressive proportions and opens via French doors onto an enclosed rear garden perfect for alfresco dining. To the first floor are two double bedrooms, house bathroom with matching suite accessed via a good sized, light and airy landing with door to the staircase to the second floor. The master bedroom occupies this floor with large fitted wardrobes and continues the particularly impressive proportions along with the luxury of an en suite shower room.

GROUND FLOOR

ENTRANCE HALL

Entrance door, attractive tiled flooring.

WC CLOAKROOM

Double glazed window to side, low level WC, hand basin.

LOUNGE/DINING ROOM 16'1" x 12'5" (4.90m x 3.78m)

Bay window to rear, radiator, double glazed French door.

DINING KITCHEN 6'6" x 15'7" (1.98m x 4.76m)

Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, extractor hood, gas cooker point, space for washing machine, space for dishwasher, tiled walls/splash backs, tiled flooring continued from the entrance hall, radiator, double glazed window to side and rear.

FIRST FLOOR LANDING - doors leading off to:

BEDROOM TWO (DOUBLE) 9'1" x 13'6" (2.78m x 4.12m)

Double glazed window to rear and radiator.

BEDROOM THREE (DOUBLE) 9'1" x 14'6" (2.78m x 4.41m)

Double glazed window to front and radiator.

BATHROOM

White three piece suite comprising bath with shower over, hand basin, low level WC, extractor fan, radiator, double glazed window to rear.

SECOND FLOOR

MASTER BEDROOM (DOUBLE) 16'10" x 17'1" (5.14m x 5.20m)

Double glazed window to rear, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising step in shower cubicle, hand basin, low level WC, tiled walls, tiled floor, extractor fan, radiator, window to rear.

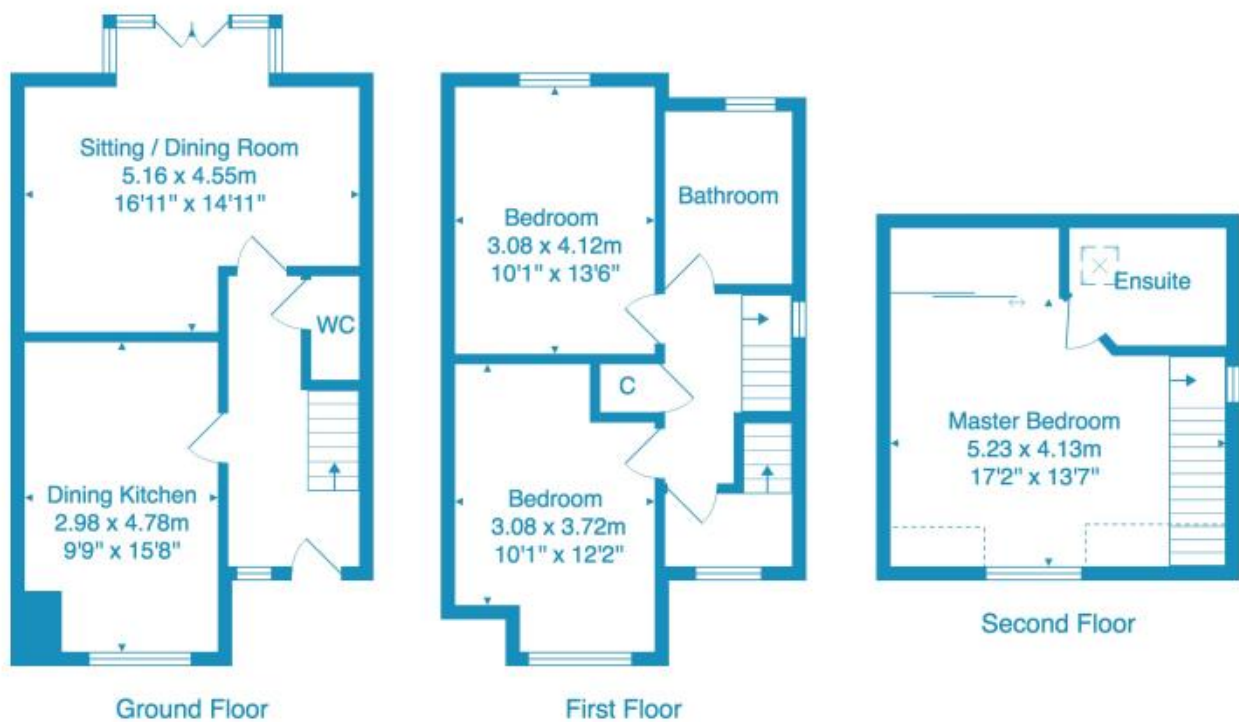
FRONT GARDEN

Two allocated parking spaces.

REAR GARDEN

Fenced boundaries, easy to maintain and perfect for alfresco dining.





All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & 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.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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