



HODSONS

ASKING PRICE

£230,000

The Oaks

Leeds, LS10 4GZ



Situated in the popular Middleton Village, this modern three-storey semi-detached home offers stylish and versatile living space, ideal for a range of buyers. Upon entering, an entrance hall leads to a ground floor W.C., a well-appointed fitted kitchen, and a bright and airy lounge with French doors opening onto the rear garden, creating a seamless indoor-outdoor flow.

The first floor hosts two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to an impressive master suite, complete with a dressing area and a private en suite shower room.

Externally, the property boasts a lawned rear garden and a driveway to the side provides off-road parking and leads to a single garage, adding further convenience.

Offered with no onward chain, this fantastic home is located in Middleton Village, a well-established residential area in South Leeds. The location offers excellent local amenities, including shops, supermarkets, schools, and leisure facilities. Commuters will appreciate the easy access to Leeds city centre, as well as convenient links to the M62 and M1 motorways.

A superb opportunity not to be missed

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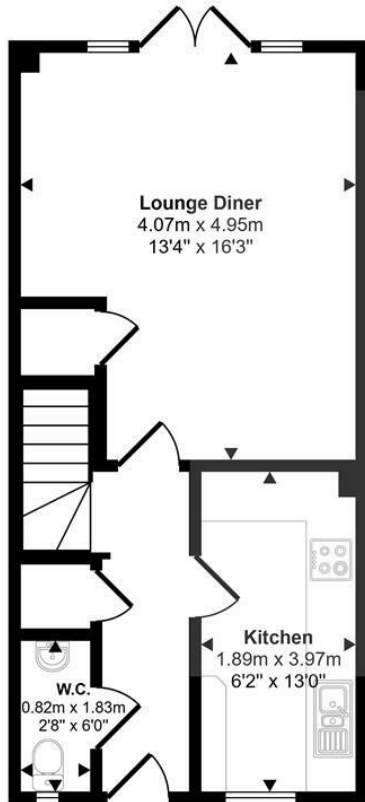


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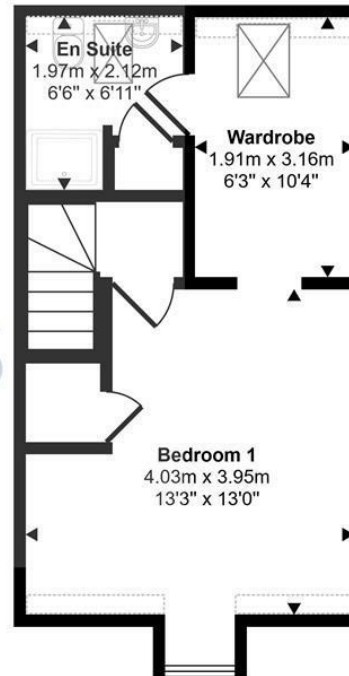
Approx Gross Internal Area
103 sq m / 1110 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 37 sq m / 394 sq ft



Second Floor
Approx 30 sq m / 321 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Leeds

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

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

78 88

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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