



Oakwood Grove
Oakwood

Asking Price £410,000



ManningStainton

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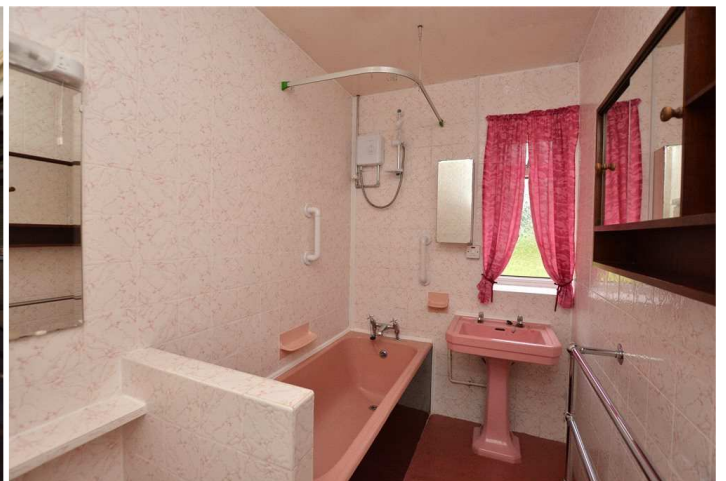
Oakwood Grove

Oakwood, Leeds, LS8

Brought to the market with NO ONWARD CHAIN, this detached bungalow is situated on a substantial plot and now requires modernisation but offers scope and potential for buyers to upgrade the accommodation to suit their own tastes and requirements.

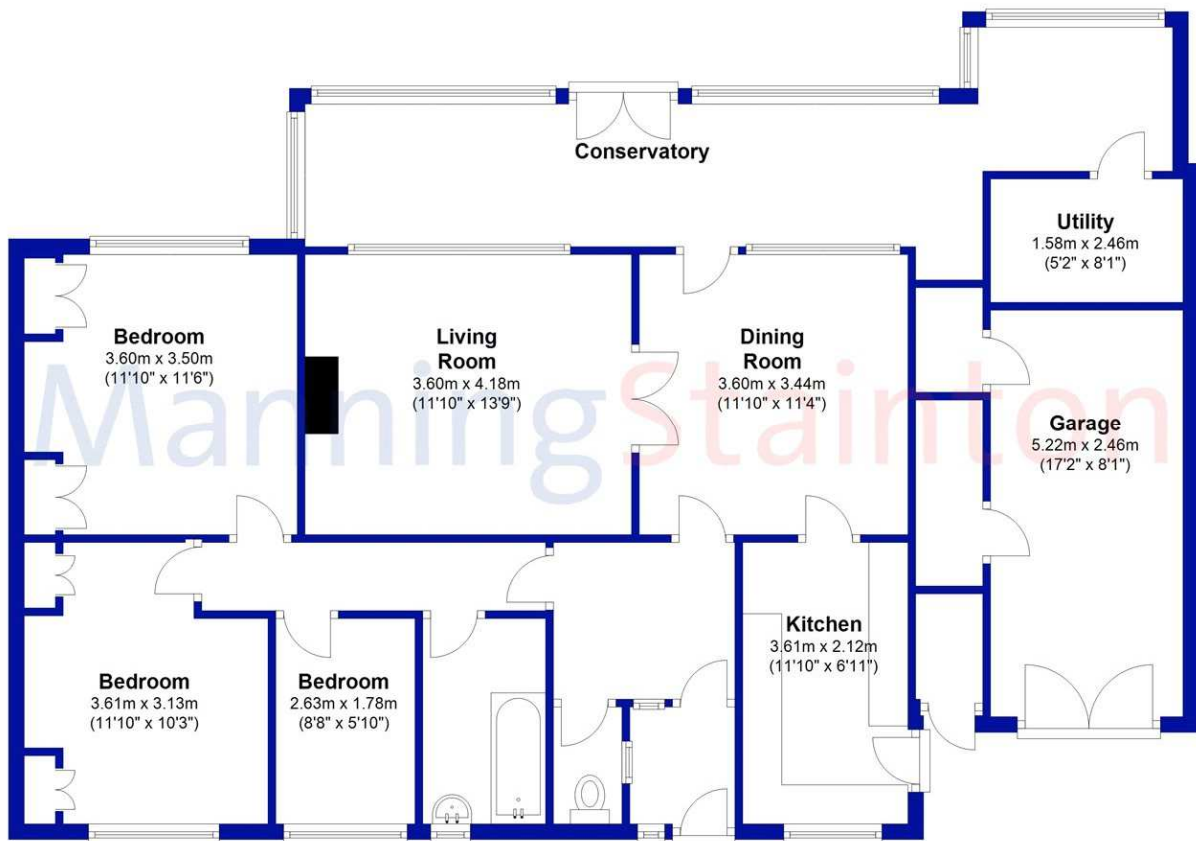
Oakwood Grove is a particularly popular tree lined avenue, and this property is set well back from the roadside with a long front garden and block paved driveway affording off road parking as well as access to an attached garage. The internal accommodation has an entrance hall, a living room which opens onto a dining room and kitchen with an attached conservatory to the rear, two double bedrooms, a single bedroom/study, bathroom and separate W.C.

The property is within access of extensive amenities on Oakwood Parade, including restaurants, bars, cafes, and a variety of shops, a library and the iconic Oakwood Clock which hosts a popular monthly Farmers Market and various community events. Leafy Roundhay Park offers many recreational amenities including parkland walks, the lakes, the sweeping lawns and sports grounds on Soldiers Field, pretty Canal Gardens and Tropical World which is a particularly popular attraction with children. Regular transport services are available which provide access to the city centre and surrounding areas and the outer Ring Road is also close by, providing access to the business centres of Harrogate, York and Bradford and the A1-M1 link road for those commuting further afield. There is a range of schools for all ages and grades in the area, including Roundhay High School, together with a choice of children's nurseries.



Ground Floor

Approx. 127.0 sq. metres (1367.5 sq. feet)



Total area: approx. 127.0 sq. metres (1367.5 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE
Plan produced using PlanUp.

Directions

From our Oakwood office proceed up Roundhay Road and turn right at the traffic lights onto Oakwood Lane. Take the third turning right onto Oakwood Grove where the property can be found on the left hand side, as identified by our Manning Stainton For Sale board.

Viewing

By appointment only through our Oakwood branch

Open 7 days a week

Mon, Tues, Thurs, Fri	9.00 - 5.30
Wednesday	9.45 - 5.30
Saturday	9.00 - 4.00
Sunday	10.00 - 3.00

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

