



1 , Kielder Drive, Middleton, Leeds, West Yorkshire, LS10 4FX

Price
£264,995

Property **Features**

- PART EXCHANGE AVAILABLE
- MODERN FITTED KITCHEN
- 5 BEDROOMS with 2 EN SUITE SHOWER ROOMS
- DRIVEWAY and GARAGE
- ENCLOSED REAR GARDEN
- IDEAL FAMILY HOME
- VIEWING HIGHLY RECOMMENDED

Speak with our Sales Adviser Today to Arrange a Viewing!

Property **Summary**

****PART EXCHANGE AVAILABLE**** OAKLEAF HOMES proudly offer a 5 BEDROOM DETACHED HOME comprising MODERN FITTED KITCHEN, SEPARATE RECEPTION AREA, LIVING ROOM, 5 BEDROOMS, 2 EN-SUITES BATHROOMS, ENCLOSED REAR GARDEN, DRIVEWAY and GARAGE. This IS A MODERN versatile property that would suit a range of buyers. VIEWING HIGHLY RECOMMENDED. CALL OAKLEAF TODAY!!

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The property briefly comprises of

Ground Floor

Kitchen

Well-presented modern fitted Kitchen, with White high gloss base and wall units, complementing work tops, tiled splashbacks, with integrated cooker, 5 gas hobs, integrated fridge freezer and dishwasher, tiled flooring, stainless steel sink with mixer tap, 2 uPVC double glazed Velux windows, open plan with dining room and Orangery.

Dining Room/ Orangery

Dining room with Orangery to Rear, with tiled flooring, gas central heated radiator, uPVC double glazed windows and French doors leading to rear garden

Lounge

Well-presented lounge with carpeted flooring, uPVC double-glazed Bay window, fireplace with surround and gas central heated radiator.

WC

Low flush WC with Pedestal Sink, tiled floors and Splash backs, gas central heated radiator.

First Floor

House Bathroom

Modern 3 piece white suite, comprising low flush WC, Pedestal sink, Bath and standing shower, tiled flooring and ½ tiled walls with uPVC double glazed window and gas central heated radiator.

Bedroom One

Front facing Double bedroom with carpet fitted to the floor, Radiator, storage cupboard and En-suite Shower room.

En-Suite Shower room Comprising of a 3 piece white suite, a low flush WC, pedestal sink, free standing shower, tiled floor with ½ tiled walls and gas central heated radiator.

Bedroom Two

Rear facing double bedroom comprising uPVC double glazed bay window, carpets laid to the floor, gas central heated radiator and fitted wardrobes.

Bedroom Three

Rear facing double bedroom with uPVC double glazed window, carpet fitted to floor and gas central heated radiator.

Bedroom Four

Master double bedroom with carpets laid to floor, uPVC double glazed window and gas central heated radiator. Dressing Area with fitted wardrobes leading to En-Suite Shower room.

En-Suite Shower Room

Low flush WC, 2 x basins in vanity unit, Double Shower, Tiled walls and floors, gas central heated radiator.

Bedroom Five

Single bedroom with carpets laid to floor, gas central heated radiator and uPVC Double glazed window.

External

Enclosed lawned garden to the rear with patio area.

Garage and Driveway providing off street parking.

Map

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