



**6 , Middleton Park Mount, Middleton, Leeds, LS104BB**

Price  
**£139,995**

### Property Features

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- KITCHEN
- DRIVEWAY
- CONSERVATORY TO REAR
- ENCLOSED REAR GARDEN
- IDEAL FAMILY HOME

Speak with our Sales Adviser Today to Arrange a Viewing!

### Property Summary

CALL OAKLEAF NOW FOR THE BEST DEAL, well presented Inner Terrace home benefitting from MASTER BEDROOM with EN-SUITE SHOWER ROOM, FAMILY KITCHEN ,CONSERVATORY, FAMILY BATHROOM, 2 FURTHER DOUBLE BEDROOMS, DRIVEWAY in Popular Location near to LOCAL AMENITIES. The property would make the ideal family home and briefly comprises:

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#### Ground Floor

Lounge (5.23m x 3.56m)

Reception room comprising UPVC double glazed window, coving to the ceiling, Gas fire surround, carpets laid to the floor and gas central heated radiator with double doors leading to conservatory.

Conservatory (3.05m x 2.24m)

UPVC and brick construction with laminate flooring, and double-glazed French doors leading to the rear garden.

**Kitchen** (5.23m x 3.66m)

Fitted kitchen comprising range of wooden wall and base units with complimentary worktop, two UPVC double glazed windows, tiled splashback, pantry storage, stainless steel sink unit with mixer tap, electric oven and 4 ring gas hob, Integrated Fridge Freezer and Dish washer.

#### First Floor

**Master Bedroom** (2.95m x 3.71m)

Front facing double bedroom fitted with UPVC double glazed window, gas central heated radiator and laminate flooring with En-Suite.

#### **En-Suite Shower Room**

Fitted with a three-piece white suite with standing thermo shower, low flush WC and sink in vanity, tiled wet walls and tiled flooring, chrome ladder radiator and UPVC double glazed window.

**Bedroom 2** (2.77m x 3.71m)

**Front facing double bedroom with carpets laid to the floor, UPVC** double glazed window and gas central heated radiator, with access to the loft.

**Bedroom 3** (2.21m x 2.74m)

**Rear Facing Double bedroom with laminated flooring, UPVC** double glazed window and gas central heated radiator.

### **Bathroom**

Fitted with a 3 piece white bathroom suite comprising of a jet bath with shower over, low flush WC, tiled splashbacks, ladder radiator, carpets to floor and UPVC double glazed window.

### **External**

The property has a driveway providing off street parking. Paved and Grassed Rear garden, ideal for a family.

## Map

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