



**Rutland Court, , Leeds, West Yorkshire, LS12 6BU**

Price  
**£240,000**

### Property Features

- \*\*\* PRICED TO SELL!! \*\*\*
- Immaculately Presented
- Three Bedroom Semi Detached
- Stylish Kitchen & Bathroom
- Master En-Suite & Dressing Area
- Enclose Rear Garden
- Early Viewing Advised

Speak with our Sales Adviser Today to Arrange a Viewing!

### Property Summary

**\*\* PRICED TO SELL \*\*** Oakleaf Homes are delighted to offer for sale this immaculately presented, three bedroom, semi detached house in the Wortley area Leeds. This lovely family homes is set over three floors and the benefits of an en-suite shower room and dressing area on the top floor which houses the main bedroom. It comes with it's own allocation parking and has a delightful enclosed rear garden. The property is ideally located for commuting to Leeds and Bradford city centres and the motorway network is a short drive away.

**OAKLEAF HOMES**  
Older homes backed by Barratt.

[www.oakleafhomes.co.uk](http://www.oakleafhomes.co.uk)

0113 307 6958

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contractor or warranty. \*Estimated rental yield figures are calculated using information supplied by the marketing agent and are based on the original market price. The rental yield figure should only be used as a guide and we strongly recommend you seek independent financial advice before proceeding with any investment.

**\*\* PRICED TO SELL \*\***

Oakleaf Homes are delighted to offer for sale this immaculately presented, three bedroom, semi detached house in the Wortley area Leeds. This lovely family homes is set over three floors and the benefits of an en-suite shower room and dressing area on the top floor which houses the main bedroom. It comes with it's own allocation parking and has a delightful enclosed rear garden. The property is ideally located for commuting to Leeds and Bradford city centres and the motorway network is a short drive away.

Oakleaf Homes are delighted to offer for sale this immaculately presented, three bedroom, semi detached house in the Wortley area Leeds. This lovely family homes is set over three floors and the benefits of an en-suite shower room and dressing area on the top floor which houses the main bedroom. It comes with it's own allocation parking and has a delightful enclosed rear garden. The property is ideally located for commuting to Leeds and Bradford city centres and the motorway network is a short drive away.

This is one that won't be around for long so do not miss out, book your viewing with Oakleaf Homes early!

Accommodation briefly comprises of:

**Ground Floor Level**

Hallway - the hallway has stairs to the first floor level and a door to the kitchen.

Dining Kitchen - the kitchen is fitted with a good range of wall and base units with contrasting work surfaces with inset electric oven and gas hob with extractor over. Integrated dishwasher and washing machine and there is plenty of room for a dining table.

Lounge - the lounge has French doors leading to the delightful rear garden, laminate flooring and a central heating radiator.

**First Floor Level**

Landing - has access to bedrooms two, three and the house bathroom. There are stairs to the second floor level.

Bedroom Two - is a double room and has a window to the rear elevation, central heating radiator and a storage cupboard

Bedroom Three - is also a double room, has a window to the front elevation and a central heating radiator.

Bathroom - the bathroom is fitted with a white, three piece suite comprising of panelled bath with shower over, wc and wash hand basin. The walls are majority tiled.

**Second Floor Level**

Main Bedroom - the main bedroom is a wonderful room with a window to the front elevation, a dressing area and an en-suite shower room.

Externally - there is a small open plan area to the front but the rear makes up for this having a stylish, paved patio area, lawn and shrubbery. Allocated parking

## Map

