



43 OAK DRIVE  
LEEDS, LS14 2FB

£425,000  
FREEHOLD

This immaculately presented four-bedroom detached is the perfect family home, which also benefits from an enviable position, great connectivity, and superb amenities close by. Viewings are available by appointment only.

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# 43 OAK DRIVE

- Beautifully presented throughout
- Open-plan, kitchen-diner with integrated appliances
- Contemporary living room with media wall
- 4 double bedrooms
- Beautifully landscaped south-facing garden with Indian stone terrace
- Detached family home
- Popular development
- Superb location and connectivity
- Fitted storage in 3 out of the 4 bedrooms
- South facing garden



This stunning, detached family home on a popular development boasts stylish, contemporary interiors and is beautifully presented throughout.

The ground floor of this inviting home accommodates an entrance hall leading to a wonderful living room with bespoke wallpaper, window coverings, and a stunning media wall. Leading off the hall is a fabulous open-plan kitchen diner which is finished with tiled floors, silestone worktops, and integrated AEG appliances. The dining area has a bespoke cabinet and double patio doors leading out onto the south-facing garden. There's also a snug which could be used as either a playroom or home office and has been recently fitted with Hammonds fitted cupboards, and a WC.

This property has the added benefit of bespoke under stair storage, added by the vendors.

On the first floor, the principal bedroom boasts a fully tiled ensuite. There are three further bedrooms all offering bespoke fitted wardrobes providing lots of storage and a contemporary house bathroom.

Externally the home has a driveway providing off-street parking and a detached garage. To the rear is an Indian stone terrace and a landscaped south-facing garden.

## ENVIRONS

43 Oak Road is situated on a popular development to the East of Leeds. This very convenient location is just a few minutes from the M1 and A1, and equally offers superb local connectivity via the new East Leeds Orbital Road. There are also fantastic local attractions close by including Temple Newsam House, a selection of schools for all ages, local parks, and an excellent array of shopping and restaurant facilities, including The Springs at Thorpe Park.

## REASONS TO BUY

- Immaculately-presented throughout
- Great connectivity
- Superb amenities close by
- 4 double bedrooms
- En suite and a house bathroom
- Detached garage
- Gorgeous south-facing garden

## SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

## LOCAL AUTHORITY

Leeds City Council

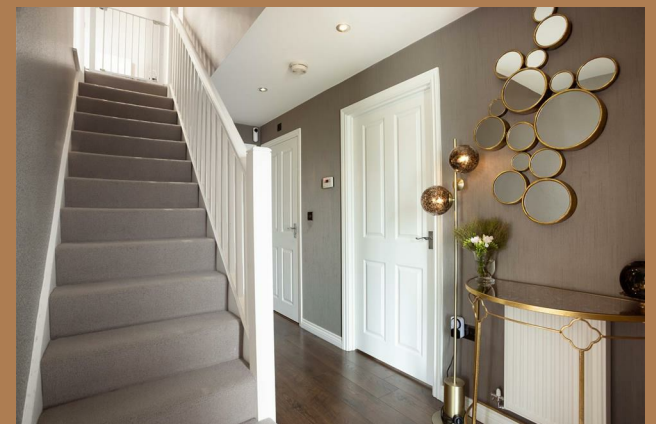
## TENURE

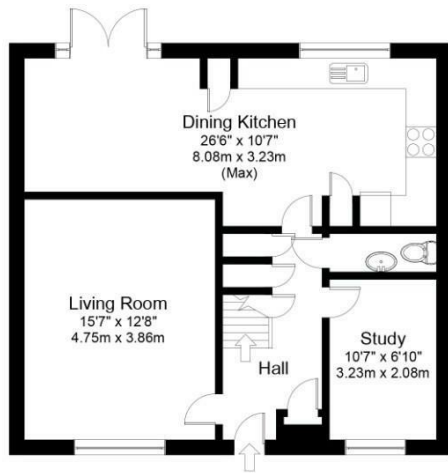
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

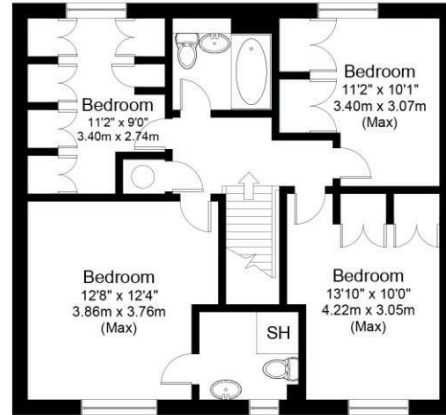
Strictly through the selling agent - Monroe Estate Agents.

## 43 OAK DRIVE





Ground Floor



First Floor



Main House Gross internal floor area (approx.): 125.4 sq m (1,350 sq ft)  
 Garage Gross internal floor area (approx.): 15.1 sq m (162 sq ft)  
 Combined Gross internal floor area (approx.): 140.5 sq m (1,512 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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