



Oakham Way | Osmondthorpe | LS9 9AL

£179,000

Two Bedroom Mid Townhouse | Council Tax Band A | EPC Rating C

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**\*\*\* TWO BEDROOM MID TOWNHOUSE \* IDEAL FIRST TIME BUY OR RENTAL PROPERTY \*\*\***

Tucked away at the end of Oakham Way, Leeds, this delightful mid-town house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-proportioned reception room that could be easily zoned for living and dining areas, perfect for entertaining guests or enjoying a quiet evening in.

The kitchen is located to the front of the home and offers space for a washing machine and tall fridge freezer, along with integrated cooking appliances and sink.

With two inviting double bedrooms to the first floor, this home offers ample space for a small family or professionals looking for a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents and there is a ground floor w.c for the convenience of guests.

Additionally, the property includes parking for one vehicle, a valuable feature in this bustling area and an enclosed rear garden with a patio seating area adjacent to the house and steps leading to a garden stocked well with fruit trees and offering a garden shed.

The location is well-connected, providing easy access to local amenities and schools, making it an ideal choice for those who appreciate both convenience and community. LS9 is conveniently placed for commuters requiring access to the commercial business centre of Leeds with main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 Link Road. The A64 offers routes to the shopping centres available at Killingbeck, Seacroft and Crossgates with its wealth of amenities including a local Railway Station. Conveniently placed for St James and Seacroft hospitals.

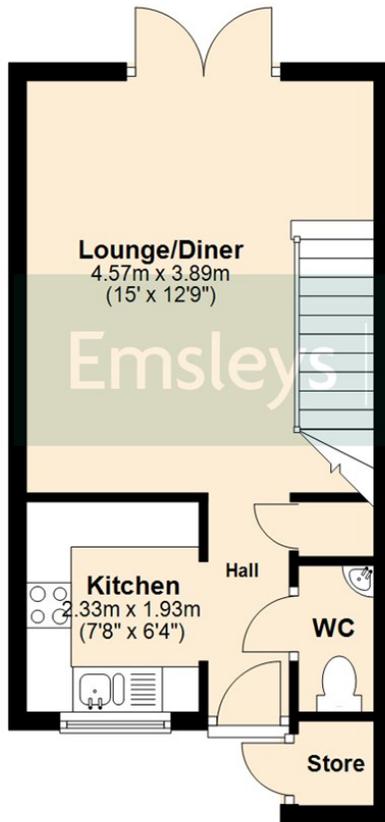
**\*\*\* Call now to arrange your visit \*\*\***





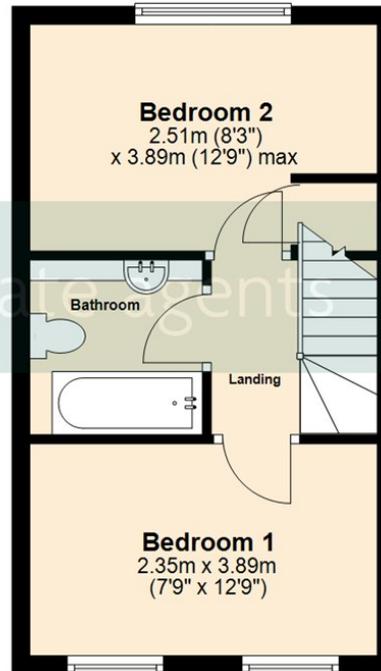
## Ground Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



## First Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



Total area: approx. 54.4 sq. metres (585.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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