



Wordsworth Drive | Oulton | LS26 8EP

Two bedroom ground floor maisonette | Council Tax Band B | EPC Rating C

Offers Over  
£125,000

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**\*\*\*WELL PRESENTED. GROUND FLOOR. SOUGHT AFTER LOCATION. CLOSE TO AMENITIES.\*\*\***

Welcome to this charming ground floor maisonette located on the desirable Wordsworth Drive in Oulton, Leeds. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a welcoming home.

The property features a spacious reception room, providing a lovely area for relaxation and entertaining guests and a separate kitchen. With two well-proportioned bedrooms, there is ample space for rest and privacy. The bathroom is thoughtfully designed, catering to all your daily needs with both a shower and bath.

One of the standout features of this property is the dedicated parking space for one vehicle, ensuring that you have a secure and convenient place to park. The location itself is a significant advantage, as Oulton is known for its friendly community and easy access to local amenities, including shops, schools, and parks.

This property presents a wonderful opportunity for those looking to settle in a peaceful yet accessible area of Leeds. Whether you are a first-time buyer or seeking a rental property, this home is sure to meet your needs. Do not miss the chance to make this lovely apartment your own.

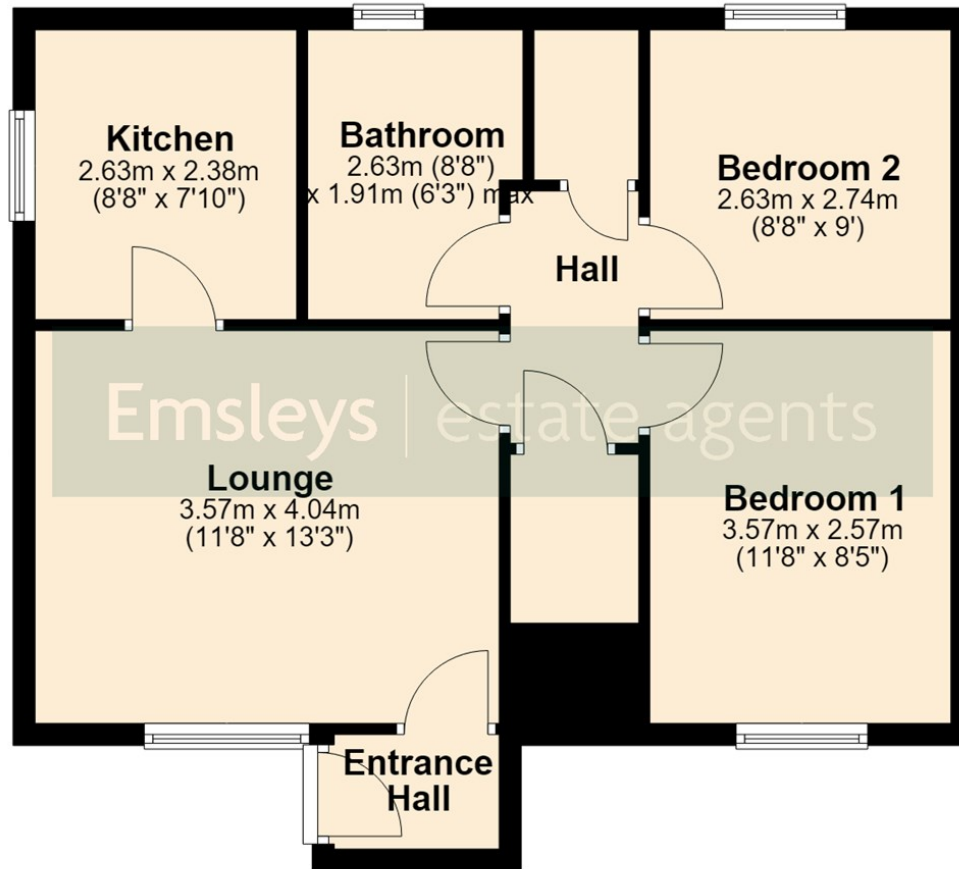
Having a 999 years lease with 966 years remaining, with a peppercorn rent of £240 per annum that is reviewed annually.





## Ground Floor

Approx. 52.7 sq. metres (567.6 sq. feet)



Total area: approx. 52.7 sq. metres (567.6 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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