

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Shelley Close

Oulton, Leeds, LS26 8BX

Offers in the region of £450,000



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## Ground Floor -

### Entrance Hallway

Enter this property via a PVCu front door with a privacy glass panel allowing plenty of natural light to flow in. Benefitting from a solid wood flooring flowing throughout the entrance hallway, dining room and living room also benefiting from a useful under stairs storage cupboard. The hallway provides access to the kitchen, living room, WC and a carpeted staircase rises to the first floor accommodation.

### Living Room

A well-appointed living room with attractive fitted cupboards to the alcoves. Benefitting from a log burner which takes pride of place on a slate hearth with a solid oak mantel creating the perfect space to wind down. PVCu window to the front aspect and double doors provide access to the dining room.

### Dining Room

A tasteful dining room featuring solid wooden flooring providing access to the kitchen and PVCu patio doors provide access to the rear garden.

### Kitchen

The kitchen is set to the rear of the property and provides ceramic tiled flooring, wooden matching wall and base units, black laminate work surfaces and a stainless steel sink and drainer. Integrated appliances comprise of: a dual electric oven, a five ring gas hob with a stainless steel splash back, an extractor fan, and a microwave. Benefitting from a two seater breakfast bar providing ample under counter storage and a large PVCu window to the rear aspect. Access to the utility room.

### Utility Room

A useful utility room with wooden base units, laminate work surfaces, ceramic tiled flooring and a stainless steel sink and drainer. There are two freestanding spaces one with

plumbing for a washing machine and one for a fridge/freezer. A PVCu door provides access to the side aspect of the garden.

### Ground Floor WC

A ground floor WC featuring a WC and a wash basin with a tiled splash back set in a vanity unit. Benefitting from ceramic tiled flooring and a PVCu privacy window to the front.

## First Floor -

### Landing

The landing provides access to all the bedrooms and house bathroom. There is a large storage cupboard and a loft hatch with access to a boarded loft.

### Master Bedroom

A generously sized master bedroom benefiting from fitted wardrobes with glass doors. A PVCu window overlooks the front elevation. Access to the en-suite.

### En-Suite

A partially tiled modern en-suite comprising of; a double walk in shower with a rain head and hand held shower head with a glass screen, a WC, and a vanity unit with an inset wash basin and a ceramic towel rail. Benefitting from ceramic tiled flooring and a PVCu privacy window to the front elevation.

### Bedroom Two

A further double bedroom with a cream carpet, benefiting from a PVCu window overlooking the rear garden.

### Bedroom Three

A third double bedroom with a PVCu window overlooking the rear garden.

### Bedroom Four

A single bedroom set to the rear, with a PVCu window overlooking the rear elevation.

## House Bathroom

A fully tiled house bathroom with ceramic tiled flooring comprising of; a bath with an overhead shower and glass screen, a chrome towel rail, a WC and a wash basin. Benefitting from two cupboards providing ample storage and a PVCu privacy window to the side elevation

## Exterior

Externally this property benefits from an abundance of outside space. To the front of the property there is a large concrete driveway providing off-road parking for up to four cars which leads to a detached double garage. The property is accessed via electric gates and the garage benefits from electric roller doors. To the rear there is a private and enclosed garden, with a surrounding privet hedge, porcelain non-slip tiled patio, and surrounding herbaceous borders.

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing

the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



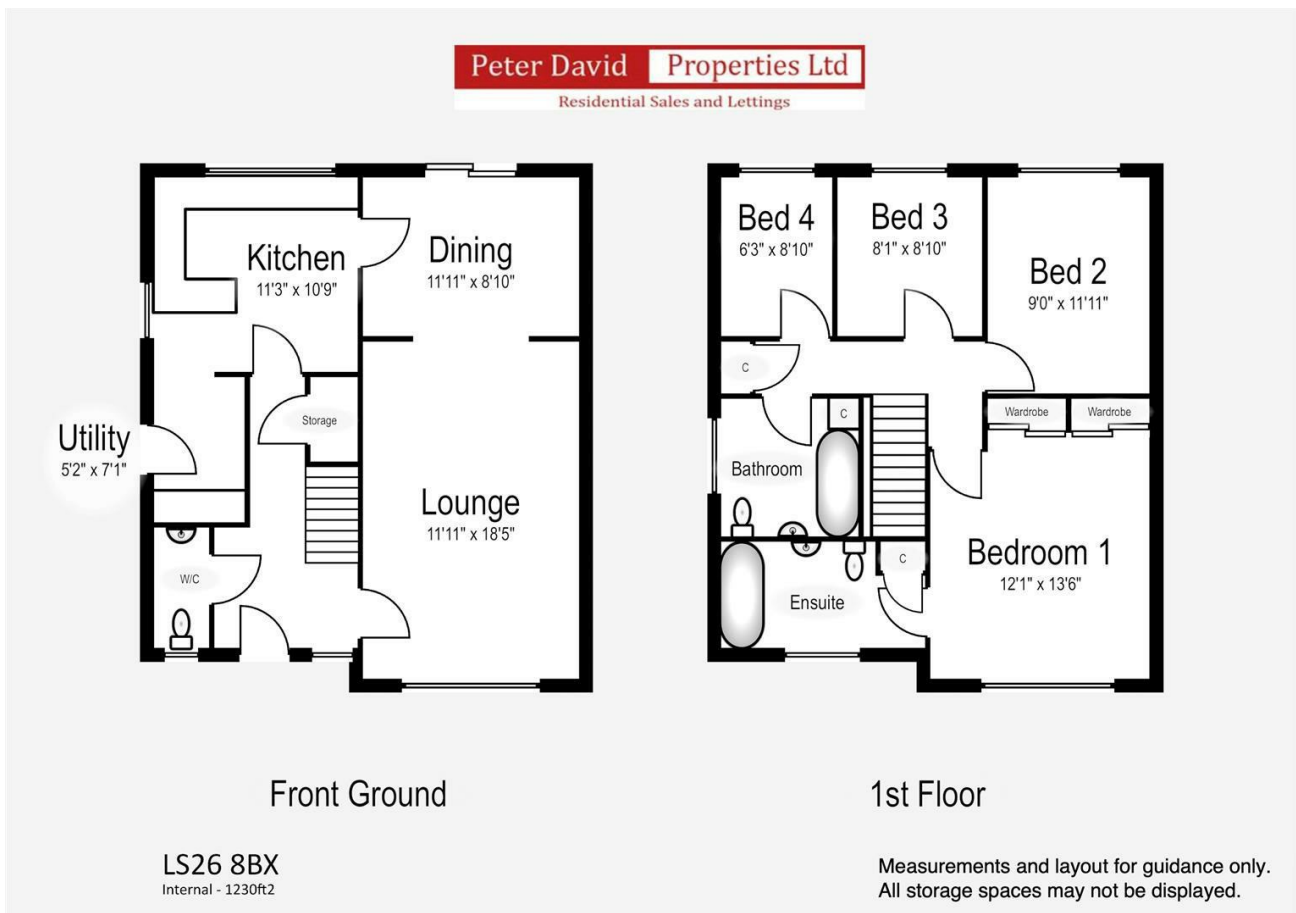
## Hybrid Map



## Terrain Map



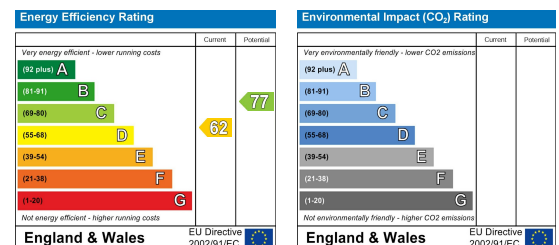
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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