



**Buckstone Oval, Leeds LS17 5HG**

**welcome to**

**Buckstone Oval, Leeds**

Five-bedroom newly extended semi-detached home in Buckstone Oval, Leeds, with open-plan living areas, modern kitchen, family bathroom, spacious top-floor bedroom, front patio, rear garden, and garage. Ideal for families, close to schools and amenities.



## Ground Floor

### Entrance Hallway

As you step into the property, a spacious hallway welcomes you, featuring a staircase and providing access to the inviting living room and the modern kitchen/diner

### Living Room

14' 1" Max x 10' 8" Max ( 4.29m Max x 3.25m Max )

At the front of the property, you'll find an exceptionally spacious living room, featuring a built-in fireplace, space for a wall-mounted TV, double-glazed windows, and carpeted flooring.

### Kitchen/Diner/Lounge

(Kitchen area: 22'7"x10'x7" Dining/lounge area: 16'6"x8'3") A modern and stylish

kitchen/diner/lounge which is part of the new rear extension and the real hub of this family home. The gloss units provide ample storage space with a range of integrated appliances. A central island provides further storage and space for casual dining. Open to the dining/lounge with space for a table, chairs and sofa and fully glazed doors open to the garden.

### Downstairs Wc

With a wc and hand basin.

## First Floor

### Bedroom 1

12' 8" max x 9' 8" Max ( 3.86m max x 2.95m Max )

Bedroom one, located at the front of the property, is exceptionally spacious and features built-in wardrobes. The room boasts double-glazed windows overlooking the front, with carpeted flooring for added comfort

### Bedroom 3

11' 7" Max x 10' 5" Max ( 3.53m Max x 3.17m Max )

Located at the back of the property, this bedroom offers ample space for a double bed and additional furniture. The room features double-glazed windows and carpeted flooring

### Bedroom 4

8' 2" Max x 5' 9" Max ( 2.49m Max x 1.75m Max )

The fourth bedroom, located at the front of the property offers ample floor space and can be used as versatile living. Ideal for those who work from home to convert into an office.

### Bathroom

The modern family bathroom features a bathtub and a separate enclosed shower. Fully tiled throughout, it is a standout feature of the property

## Second Floor

### Bedroom 2

11' 2" Max x 9' 5" Max ( 3.40m Max x 2.87m Max )

Bedroom two, located at the top of the property, is spacious enough for a double bed and features ample natural light through double-glazed windows. The room offers plenty of space for furniture and has carpeted flooring

### Bedroom 5

10' 8" Max x 8' 2" Max ( 3.25m Max x 2.49m Max )

Bedroom five, located on the second floor. Though one of the smaller rooms, it can still accommodate a double bed. The room features carpeted flooring and plenty of natural light through its windows.

### Second Bathroom

The second floor of the property is finished to a high standard and includes an enclosed shower cubicle and additional wc. The room features a combination of tiling and painted walls.

### Outside

At the back of the property, the well-kept garden includes a garage space and a lawned area.



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welcome to

## Buckstone Oval, Leeds

- NEW REAR EXTENSION
- MODERN KITCHEN/DINER/LOUNGE
- NEWLY DONE WALL INSULATION & REWIRING
- RECENTLY FITTED NEW BOILER & CENTRAL HEATING
- ARRANGED OVER THREE FLOORS

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of

**£524,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MRT107240 - 0008

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