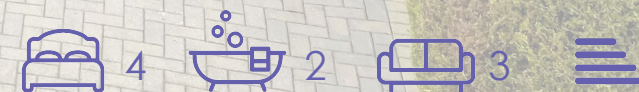


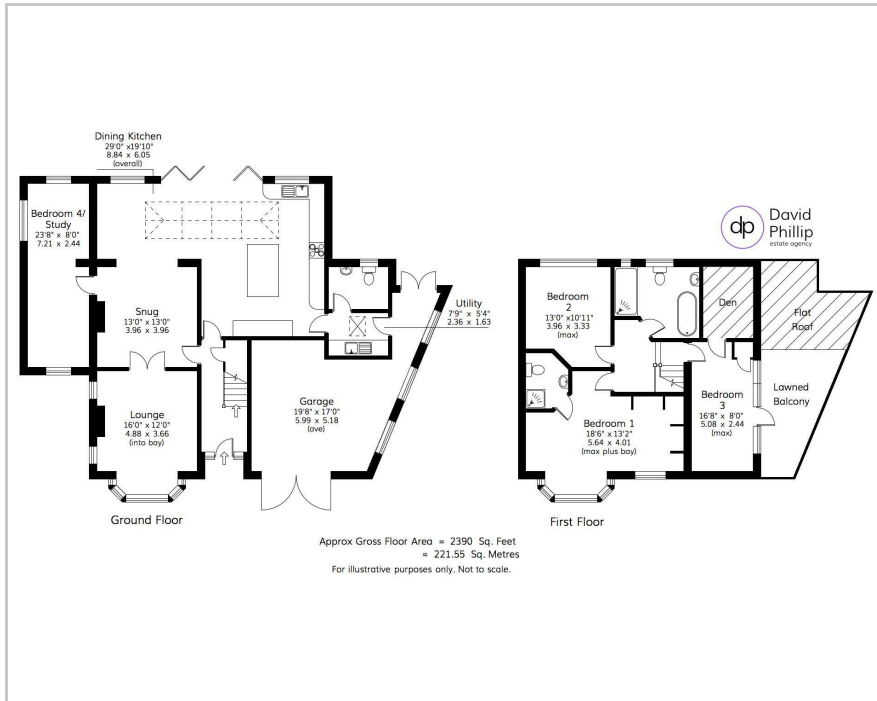


22 Oaklea Gardens, Leeds, LS16 8BH

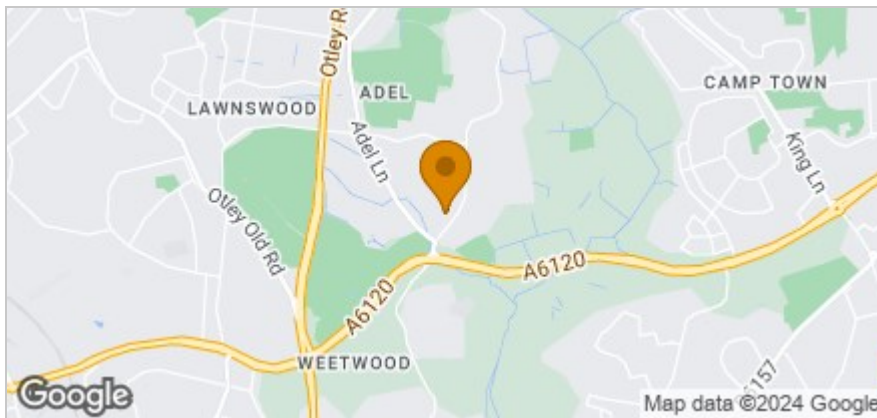
Guide Price £699,250



## Floor Plan



## Area Map



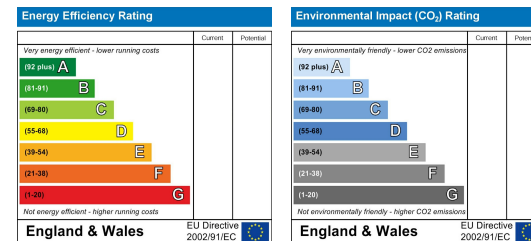
## Accommodation

- An Immaculately Presented Detached Family House
- Optional Three/Four/Five Bedrooms and Two Modern Bathrooms
- Stunning Spacious Dining Kitchen with Superb Appliances
- Flexible Ground Floor Layout, Separate Study/Bedroom Four
- Utility Room interconnecting the Double Garage
- Bi-Folding Doors to Private Rear Garden of a Good Size
- Located at the Head of an Exclusive North Leeds Cul-de-Sac
- Energy Performance Certificate (EPC) Rating - To follow
- Leeds City Council Tax Band G

## Viewing

Please contact our David Phillip Estate Agents Office on 01134 676 400 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.