



Abbeydale Oval, Leeds LS5 3RF

welcome to

Abbeydale Oval, Leeds

A beautifully presented four-bedroom detached home tucked away in a private cul-de-sac in sought-after Kirkstall, offering stylish family living, ample parking, a conservatory, and a delightful private garden, all within easy reach of excellent amenities, schools and Kirkstall Forge station



Abbeydale Oval

Occupying a prime cul-de-sac position and enjoying an excellent degree of privacy, this beautifully presented detached family home is situated within a sought-after residential area of Kirkstall, conveniently placed for a range of local amenities, highly regarded schools and excellent transport links, with Kirkstall Forge railway station just 0.8 miles away.

Lovingly maintained and finished to a high standard throughout, the accommodation briefly comprises a welcoming entrance hallway, a useful ground floor WC, a spacious lounge with double doors opening into the conservatory, and a modern fitted breakfast kitchen. To the first floor are four well-proportioned bedrooms and a stylish recently fitted house bathroom.

Externally, the property boasts strong kerb appeal with a lawned front garden and a generous driveway providing ample off-street parking. And an outbuilding offers excellent additional storage space. To the rear, the enclosed garden provides a wonderful setting for relaxation and outdoor entertaining, featuring a lawn, paved patio seating area, and an attractive selection of mature trees and shrubs that create a private and peaceful environment.

Ground Floor Entrance Hallway

Door to the front opens into the welcoming hallway with radiator and stairs up to the first floor with step lights

Breakfast Kitchen

This stunning contemporary kitchen has been thoughtfully designed to create a bright, stylish and highly functional space. Featuring sleek gloss grey units, complementary stone-effect worktops and attractive grey metro-tiled splashbacks, the room offers an abundance of storage and preparation space. A central island with breakfast bar seating provides the perfect spot for casual dining and entertaining, while the integrated oven, gas hob and stainless steel extractor hood enhance the modern appeal. Large windows flood the room with natural light, complemented by recessed ceiling spotlights and light wood-effect flooring, creating an airy and spacious feel throughout.

Lounge

This beautifully presented lounge offers a bright and welcoming living space, finished in a stylish neutral decor with contemporary flooring throughout. Generous proportions provide ample room for relaxation and entertaining, centred around a feature fireplace while the large window allows plenty of natural light to fill the room, enhancing the airy feel. Double glass doors lead through to the conservatory.

Conservatory

This delightful conservatory provides a superb additional reception space, perfectly suited for formal dining, entertaining or simply relaxing while enjoying views of the garden. Surrounded by large windows and featuring a vaulted glazed roof, the room is flooded with natural light, creating a bright and airy atmosphere throughout the year. There is ample space for a substantial dining table and chairs, making it ideal for hosting family gatherings and dinner parties. French doors offer direct access to the patio and rear garden, seamlessly blending indoor and outdoor living, while the attractive outlook over the mature gardens enhances the sense of tranquillity and privacy.

Downstairs Wc

A useful downstairs wc with wash basin and window to the side

First Floor Landing Bedroom One

The principal bedroom is a beautifully presented and generously proportioned retreat, finished in a sophisticated neutral colour palette that creates a calm and relaxing atmosphere. The room comfortably accommodates a large bed alongside additional bedroom furnishings, while fitted wardrobes provide excellent built-in storage and help maximise the available floor space. A large window allows an abundance of natural light to fill the room and offers pleasant open views, enhancing the bright and airy feel.

Bedroom Two

A second double bedroom with neutral decor, fitted carpet, useful integrated storage, radiator and window

Bedroom Three

A good sized third bedroom with laminate flooring, radiator and window

Bedroom Four

A good sized fourth bedroom ideal as a home office, nursery or dressing room with laminate flooring, radiator and window

Bathroom

This newly fitted, stylish contemporary bathroom is beautifully presented, featuring a crisp white suite complemented by sleek dark accents for a modern and sophisticated finish. The room includes a panelled bath with an overhead rainfall shower and glass screen, a contemporary vanity unit with integrated wash basin, and a WC. Gloss white wall tiling is enhanced by a decorative contrasting border, while natural light floods the space through a frosted window, creating a bright and airy feel.

Outside

To the front of the property is a garden laid to lawn with paved path leading to the front door. A generous driveway to the side provides ample off-street parking and gated access leads to a detached outbuilding, while mature trees and established planting to the side enhance the property's sense of privacy and charm.

The rear garden is a particular feature of this property and provides a wonderful outdoor space for relaxing and entertaining, enjoying a high degree of privacy with mature trees and established boundary planting creating a peaceful setting. Predominantly laid to lawn, the garden is complemented by well-stocked borders, attractive patio seating areas and a delightful conservatory that seamlessly connects the indoor and outdoor living spaces. Thoughtfully landscaped and easy to maintain, this charming garden offers the perfect environment for al fresco dining, family gatherings or simply enjoying the surrounding greenery.

Outbuilding

A useful outbuilding providing ample storage.

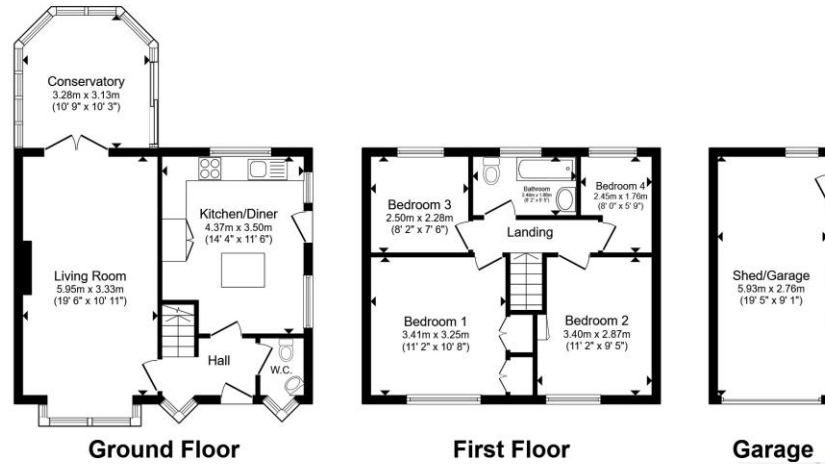
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to Abbeydale Oval, Leeds

- Beautifully presented 4-bedroom detached family home
- Private cul-de-sac position in sought-after Kirkstall
- Spacious lounge with conservatory
- Modern fitted breakfast kitchen
- Generous driveway providing ample off-street parking

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



offers over
£365,000

Total floor area 109.2 m² (1,176 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HFT107703 - 0002

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