

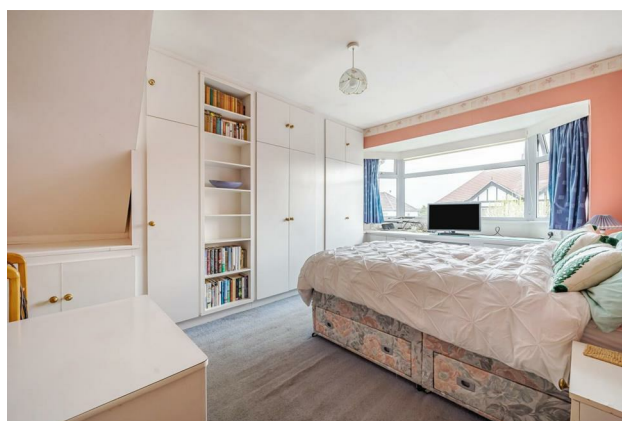
HUNTERS®

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11 Gainsborough Drive, Leeds, LS16 7PF

Guide Price £375,000

Property Images



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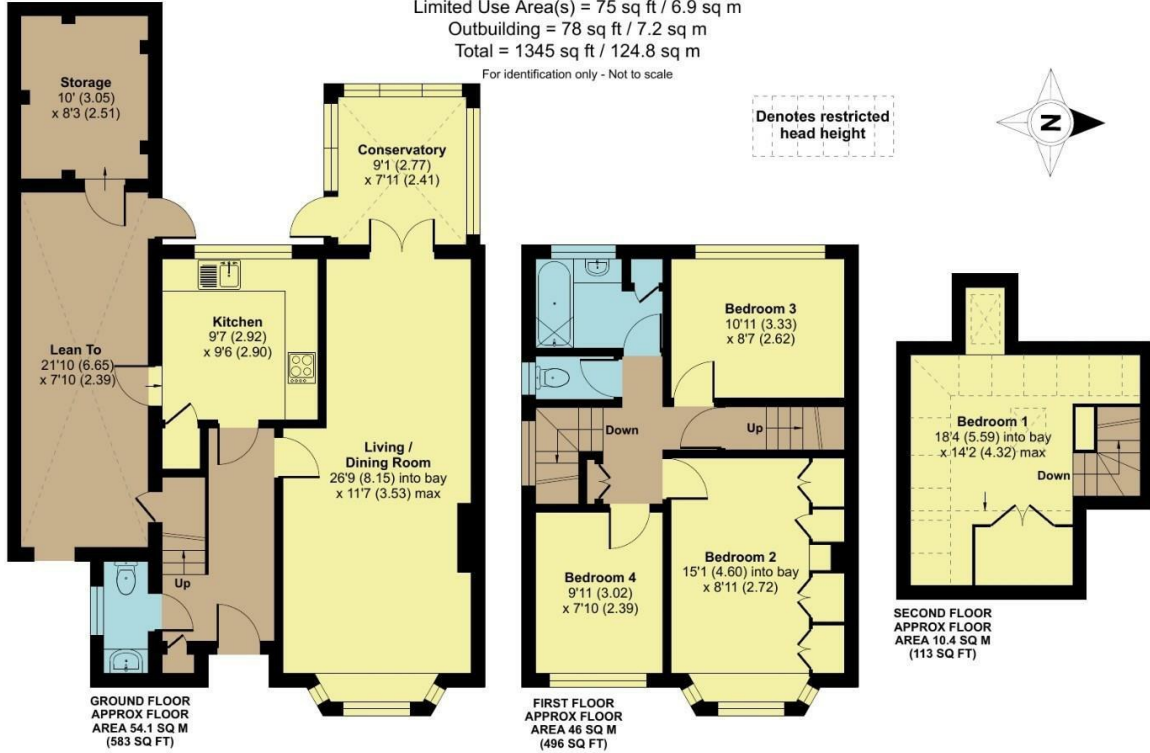
Approximate Area = 1192 sq ft / 110.7 sq m (excludes lean to)

Limited Use Area(s) = 75 sq ft / 6.9 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 1345 sq ft / 124.8 sq m

For identification only - Not to scale

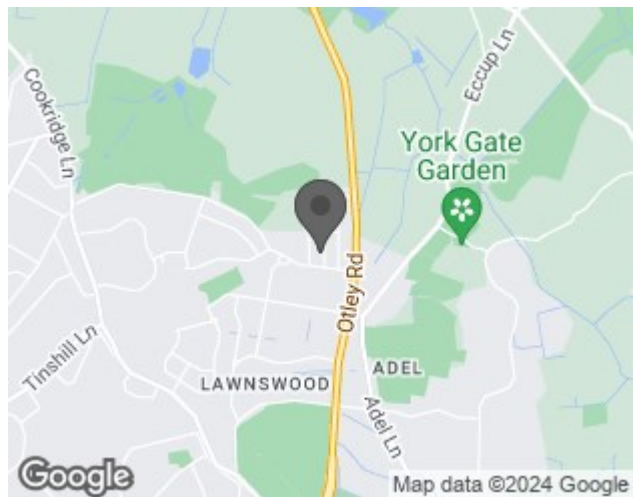


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2023. Produced for Hunters Property Group. REF: 974647

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

Hunters are delighted to market this extended four bedroom semi-detached family home located on Gainsborough Drive in the heart of Adel. The area is a well-established development of exclusive residences located in a quiet leafy suburb. With Headingley close by and hosting an array of facilities such as shops, bars, restaurants and supermarkets, you can live the suburban lifestyle and still have the amenities of day to day life within easy reach.

Adel is an ideal base for the Leeds/Bradford commuter, with a range of public transport links and nearby rail services throughout the day into Leeds as well as onward connections to London Kings Cross and other major UK cities. Leeds/Bradford International Airport is approximately 6 miles away, Popular school catchment area making this a great opportunity to suit any growing family.

In brief this much loved home comprises, wide entrance hall, downstairs w.c, stairs to first floor. A large living room / diner, bay window and gas fire offering a fantastic and bright family space with access to conservatory giving access to the delightful rear garden and bringing in lots of light.

To the rear of the property is a sizeable Kitchen with hallway and external access from the side of the property. Currently fitted with a range of base and wall units and a pantry store.

The first-floor there are three double bedrooms, two to the front of the property with the main having fitted wardrobes and bay window and the rear with large picture window overlooking the garden. The bathroom benefits from over bath shower and a separate W.C.

With gardens to the front and rear of the property, driveway offering plenty of off street parking. The rear garden is a fantastic size with lots of space and with west orientation giving it evening sun in the summer months.

To fully appreciate what this traditional home has to offer, please contact Hunters Horsforth to arrange your viewing.

Features

- SOUGHT AFTER LOCATION • FOUR BEDROOM SEMI-DETACHED • POTENTIAL TO EXTEND FURTHER (subject to planning permission) • SCOPE TO MAKE IT YOUR OWN AND ADD VALUE • LOUNGE / DINER • DRIVEWAY • EPC: D • COUNCIL TAX BAND: D