



Brander Road | Gipton | LS9 6PP

£175,000

Three bedroom semi-detached house | Council Tax band A | EPC rating C

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*****THREE BEDROOM SEMI-DETACHED PROPERTY WITH A LARGE GARDEN IN NEED OF SOME REFURBISHMENT*****

This good size family home has an extensive garden to the rear and would ideally suit a seasoned investor and/or builder. The property requires a large amount of modernisation throughout, but does have the benefit of gas central heating (boiler having a current gas safety certificate) and PVCu double-glazing. This could be a wonderful family home with scope to extend to the side or rear (subject to planning consents) and offers discerning buyers the opportunity to add their own taste and standards throughout.

The accommodation briefly comprises to the ground floor level: An entrance hallway, lounge with a box bay window, dining room and kitchen to the ground floor. On the first floor there are three bedrooms and a wet room. To the outside there is a good sized garden to the rear which extends beyond its current boundary fence. Driveway providing off-road parking.

The property is conveniently placed for commuters requiring access to the commercial business centre of Leeds with main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 Link Road. The A64 offers routes to the shopping centres available at Killingbeck, Seacroft and Crossgates with its wealth of amenities including a local railway station and is conveniently placed for St James Hospital.

Viewing recommended to appreciate the size of the accommodation on offer.

Ground Floor

Entrance Hall

With PVCu double-glazed entry door, a double-glazed window to the side elevation and a central heating radiator.

Living Room 3.85m x 3.56m (12'8" x 11'8")

With double-glazed box bay window to the side elevation, central heating radiator and a fireplace.

Dining Room 3.25m x 3.56m (10'8" x 11'8")

A second reception room with double-glazed window to the rear and a central heating radiator.

Kitchen 3.46m x 1.83m (11'4" x 6'0")

Wall mounted central heating boiler and window to the side elevation. Some fitted cupboards with a cooker point and sink with side drainer. A door opens to:-

Porch 1.83m x 2.21m (6'0" x 7'3")

A good place to kick off muddy shoes or store pushchairs!

First Floor

Landing

Access to all first floor rooms and window to the side elevation.

Bedroom 1 3.40m x 3.56m (11'2" x 11'8")

A double bedroom to the front with a double-glazed window and a central heating radiator.

Bedroom 2 3.17m x 3.56m (10'5" x 11'8")

A double bedroom to the rear with a double-glazed window and a central heating radiator.

Bedroom 3 2.19m x 1.73m (7'2" x 5'8")

A single bedroom with a central heating radiator and a double-glazed window to the front elevation.

Wet Room 1.91m x 1.88m (6'3" x 6'2")

Adapted for mobility needs the wetroom provides a shower area with curtain rail, a wall hung hand wash basin and close coupled WC. Fully tiled with a double-glazed window to the side elevation.

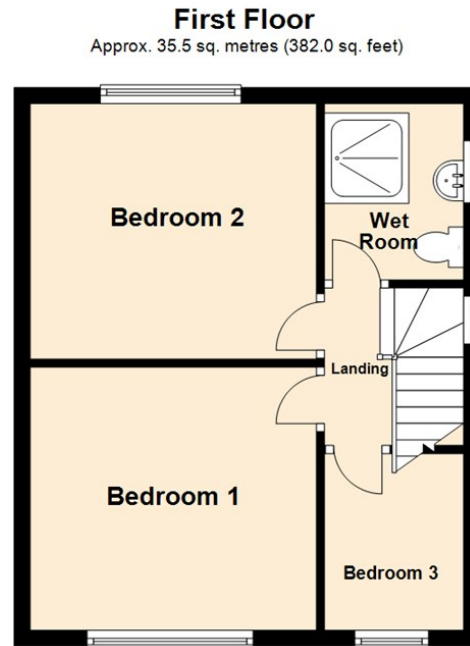
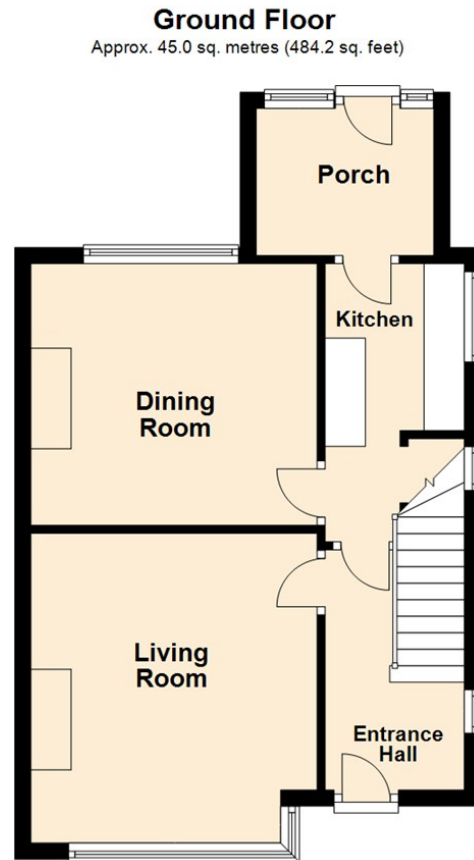
Exterior

To the front is a smaller garden with a lawn, flower beds and a retaining wall. Double wrought-iron gates open onto the paved driveway which provides off-road parking and continues to the side of the property and to the rear garden. The rear garden is fully enclosed and is mainly laid to lawn, with mature shrubs, a patio area and a timber garden shed.

Directions

From the Crossgates office, proceed along Austhorpe Road and at the traffic lights turn right. At the roundabout, turn left onto Crossgates Road. Proceed and bear to the left to join the A64. Proceed for sometime, passing ASDA on the right and through the next two sets of traffic lights. Take the next available slip road and turn right across the dual carriageway into Gipton Approach and the second left into Brander Approach. At the 'T'-junction turn right onto Brander Drive and then the next available left onto Brander Road where the property can be found on the right hand side.





Total area: approx. 80.5 sq. metres (866.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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