



## 10 Highfield View Leeds



### 4 Bedroom House - Detached £365,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 10 Highfield View, Gildersome, Leeds, West Yorkshire, LS27 7TS

## GROUND FLOOR:

### Hallway:

Access via a front entrance door, stairs rising to the first floor, central heating radiator

### Cloakroom / WC:

Double glazed window, a white suite comprising of a low flush WC, wash basin, central heating radiator

### Living Room:



A spacious living room; double glazed patio doors opening on to the rear garden, fireplace and hearth with a living flame fire, central heating radiator, open plan to the dining area

### Dining Area:



Double glazed patio doors opening into the conservatory, central heating radiator, ample space for a dining table and chairs

## Conservatory:



A double glazed conservatory with a dwarf wall, patio doors opening onto the rear garden.

Please note: We understand from the vendor that the footings for the conservatory are substandard which has resulted in some movement; our vendors have confirmed that they will discuss this with potential buyers and are happy to consider any offers. Buyers should make their own investigations into the extent of the movement.

## Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built under electric double oven / grill, gas hob, extractor above, an inset sink and drainer, plumbing for an automatic washing machine, integrated dishwasher, integrated fridge / freezer

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to an insulated loft space

### Bedroom One:



Double glazed window, central heating radiator, inset ceiling lights, fitted wardrobes with mirrored doors

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

### Bedroom Four:



Double glazed window, central heating radiator, walk-in storage area / wardrobe

### Bathroom / WC:



Double glazed window, a modern four piece white suite comprising of a panelled bath with a shower above, was basin, low flush WC, shower cubicle with shower, heated towel rail / central heating radiator, extractor fan, inset ceiling lights

### TO THE OUTSIDE:



### Gardens:



The front garden is open plan with some planting / a hedge to the sides. The rear garden is a good size, private and enclosed and is mainly laid to lawn with some ornamental planting. The rear garden backs onto farmland and has enviable views over countryside

### Off Street Parking / Garage:

A driveway to the front provides useful off street parking and access to a single garage with an up and over door

### Views:



This property back onto farmland and has enviable views over open countryside

### EPC Link:

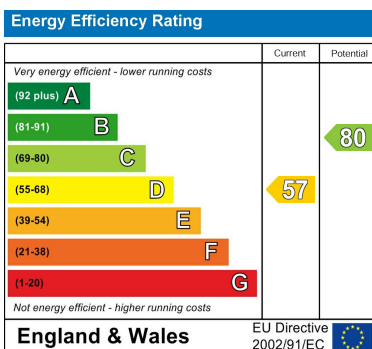
<https://find-energy-certificate.service.gov.uk/energy-certificate/0338-4026-7271-4666-9910>

### Material Information:

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## Energy Efficiency Graph



## Floor Plan



**Ground Floor**  
Approx. 74.31 sqm.  
(799.86 sqft.)