



Abbey Gorse, Leeds LS5 3DD

welcome to

Abbey Gorse, Leeds

A detached three bedroom home in a highly sought after area of Kirkstall, situated in a quite cul-de-sac. The location offers great access to transport links to the City Centre and surrounding areas as well as having local amenities within close proximity.



Abbey Gorse

Situated in a highly sought after area of Kirkstall in a quiet cul-de-sac location is this unique detached three bed semi-detached property. Ideally located, the property is within easy reach of two train stations, local schools, Kirkstall Abbey, the Morrisons shopping complex, the Bridge Retail Park and indeed local bus services to the city centre and surrounding areas. In brief the accommodation comprises; Entrance hall, downstairs wc, study, lounge, dining room, fitted kitchen, utility room, master bedroom with en-suite, two further bedrooms and house bathroom. Externally there is a driveway providing off street parking and a garage. To the rear of the property there is a three tiered garden.

Entrance Hall

The entry door opens in to the entrance hall.

Downstairs Wc

With a wash hand basin and low flush wc.

Study

With a window to the front elevation.

Lounge

10' 8" x 17' (3.25m x 5.18m)

Feature fireplace with gas fire and an archway leads through to the Dining Room. Double glazed window to the front elevation with views over rooftops and beyond.

Dining Room

9' 6" x 11' 2" (2.90m x 3.40m)

With a window and patio doors to the rear elevation.

Kitchen

Fitted with a range of wall and base units with complimentary Quartz worktops which incorporate a double sink with flexi mixer tap. Split level cooking comprises; eye level electric double oven and warming drawer, electric hob with cooker hood over. Integrated dishwasher and fridge freezer. Tiled splash backs and double glazed window to the rear elevation.

Utility Room

4' 10" x 11' 4" (1.47m x 3.45m)

Fitted with wall and base units with Quartz worktops incorporating a one bowl sink with mixer tap. Plumbing for washing machine. A door leads to the side of the property into the rear garden.

First Floor Landing

Stairs rise from the lounge up to the first floor landing which has a double glazed window to the front elevation.

Bedroom One

9' 5" x 9' 4" (2.87m x 2.84m)

A double bedroom with fitted wardrobe and en-suite. Double glazed window to the rear elevation.

En-Suite

Fitted with a walk in shower cubicle, vanity wash hand basin and low flush wc. Chrome ladder style radiator and extractor fan. Double glazed window to the rear elevation.

Bedroom Two

9' 3" x 11' 7" (2.82m x 3.53m)

A double bedroom with double glazed window to the front elevation.

Bedroom Three

8' 7" x 6' 5" (2.62m x 1.96m)

Double glazed window to the rear elevation.

Bathroom

Fitted with a white three piece suite comprising; panelled bath with mains fed shower over, pedestal wash hand basin and low flush wc. Part tiling to walls and double glazed window to the side elevation.

Externally

To The Front

To the front there is a two car driveway and garage. Stairs leads up to a patio area and the door to the property.

To The Rear

At the rear of the property there is a tiered garden with a decked patio area at the top, further seating area in the middle and an artificial lawned area at the bottom. The garden is enclosed by timber fencing and mature shrubs and hedges.



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welcome to

Abbey Gorse, Leeds

- Detached Property
- Master Bedroom With En-Suite
- Two Further Bedrooms
- Driveway & Garage
- Gardens To Front & Rear

Tenure: Freehold EPC Rating: E

£350,000



Ground Floor



First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108214 - 0004

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