

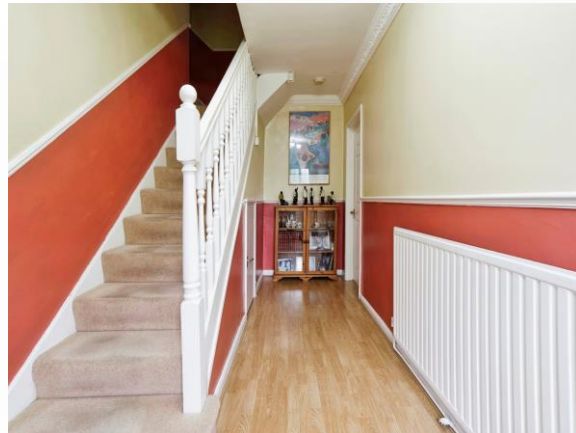


Gainsborough Drive, LEEDS LS16 7PE

welcome to

Gainsborough Drive, LEEDS

Internal viewing is highly recommended to appreciate the accommodation on offer with this spacious detached family home. FOUR bedrooms one with an ensuite! Gated driveway. Generous enclosed rear garden. Offered with NO ONWARD CHAIN.



Gainsborough Drive

Offered with no onward chain is this spacious four bedroom family home located in a popular residential area in Adel close to local amenities, transport links and schools. The property offers well proportioned and versatile accommodation throughout which briefly comprises; Entrance hallway, lounge, second sitting room/dining area, conservatory, fitted kitchen, utility room and cloakroom all to the ground floor. The first floor offers four good sized bedrooms most with fitted wardrobes, the house bathroom and ensuite to the main bedroom.

The property benefits from a gated driveway to the front allowing ample off street parking. There is a generous enclosed garden to the rear ideal for those with families or those who love to entertain.

Internal viewing is highly recommended to appreciate the size and scope of accommodation of offer and this property is sure to appeal to a number of buyers.

Ground Floor

Entrance Hallway

With door to the front opening into the welcoming and spacious hallway with laminate wood flooring, ornate ceiling cornice, radiator, useful understair storage and stairs leading to the first floor.

Lounge

16' 2" x 10' 11" (4.93m x 3.33m)

A spacious reception room with neutral decor, radiator and bay window to the front. This is currently being used as a second sitting room however could be utilised in many different ways.

Dining Room / Living Room

27' 7" x 11' 11" (8.41m x 3.63m)

A generous second reception room which has space for both living and dining areas with carpet and laminate flooring. Bay window to the front, radiator, feature mantel piece and internal glass doors through to the conservatory.

Conservatory

16' 10" x 8' 10" (5.13m x 2.69m)

To the rear of the property is this spacious conservatory which is a great space to sit and relax whilst enjoying the views over the garden. Laminate flooring and windows to three sides as well as a door opening out onto the rear garden.

Kitchen

9' 8" x 8' 6" (2.95m x 2.59m)

The modern fitted kitchen features a range of wall and base units with complimentary work surfaces over which incorporate; sink unit with mixer tap and induction hob. Metro style splash backs, integrated dishwasher, electric oven and space for fridge freezer.

Vinyl flooring and window through to the conservatory.

Utility Room

8' x 7' 10" (2.44m x 2.39m)

A useful space with plumbing for washing machine, space for dryer and fridge freezer, wall mounted boiler, vinyl flooring and window to the rear.

Downstairs Cloakroom

A useful addition to any family home and accessed through the utility with low flush wc, wash basin and window

First Floor

Landing

with stairs from the ground floor the split level landing allows access to;

Bedroom One

17' 2" max x 10' 11" max (5.23m max x 3.33m max)

A good sized double bedroom with useful integrated wardrobes, radiator and window to the front. Access to the ensuite.

Ensuite

The ensuite comprises; Shower cubicle, wc and wash basin with two windows to the rear.

Bedroom Two

12' 1" x 12' 1" (3.68m x 3.68m)

A second double bedroom with integrated wardrobes, radiator and window to the rear with views over the garden.

Bedroom Three

12' 10" x 11' 11" (3.91m x 3.63m)

A good sized bedroom with integrated wardrobes, radiator and window to the front.

Bedroom Four

9' 10" x 6' 11" (3.00m x 2.11m)

A good sized fourth bedroom with radiator and window to the front

Bathroom

The house bathroom comprises; Corner bath, low flush wc, wash basin and window to the rear

Outside

The property benefits from a gated driveway to front allowing ample off street parking. A lawned garden to the front with mature borders.

There is a side gate allowing access to the generous rear garden which is mainly laid to lawn with paved patio area ideal for seating, mature borders make this a nice private space



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welcome to

Gainsborough Drive, LEEDS

- Four Bedroom Detached Home
- Gated Driveway to Front
- Generous Rear Garden
- Spacious Accommodation Throughout
- Popular Residential Area of Adel

Tenure: Freehold EPC Rating: D

£575,000



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.focalagent.com



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Property Ref:
HFT106741 - 0002

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