



Gainsborough Avenue, Leeds LS16 7PG

welcome to

Gainsborough Avenue, Leeds

Offered with NO ONWARD CHAIN is this fabulous opportunity to acquire this three bedroom detached bungalow in a popular residential area - in need of modernisation however has bags of potential! DRIVEWAY & GARAGE! Generous rear garden. Internal viewing is a must



Gainsborough Avenue

This detached bungalow has been a loving family home for many years and is now offered with NO ONWARD CHAIN - it is in need of some modernisation however would make a fabulous home for someone. The property itself offers spacious, versatile accommodation throughout and briefly comprises; Entrance porch, hallway, lounge, dining room, fitted kitchen with utility area, two bedrooms and bathroom to the ground floor. The first floor offers two further bedrooms.

The property benefits from a driveway and garage providing ample off street parking and storage. Generous rear garden provides scope to extend. Internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance Porch

Door to the front with tiled flooring and internal door to the inner hallway

Entrance Hall

A spacious hallway with useful storage cupboard and stairs up to the first floor

Lounge

11' 5" x 9' 10" (3.48m x 3.00m)

A spacious lounge with gas fireplace, radiator and window to the front

Dining Room

11' 5" x 7' (3.48m x 2.13m)

A versatile second reception room with useful under stair storage and window to the front

Kitchen Diner

9' 11" x 9' 10" (3.02m x 3.00m)

The kitchen provides a range of wall and base units with sink and drainer unit, space for fridge freezer, laminate tops, window and door to the side and ample space for dining table and chairs.

There is also a useful walk in pantry for extra storage, and a utility area with space for washing machine and tumble dryer.

Bedroom One

10' x 9' 11" (3.05m x 3.02m)

A good sized double bedroom to the ground floor with radiator and window to the rear overlooking the garden

Bathroom

6' 11" x 7' (2.11m x 2.13m)

The bathroom comprises; Bath with shower over, low flush wc, pedestal wash basin, vinyl flooring, radiator and window to the rear

First Floor

Landing

Ample storage cupboards

Bedroom Two

8' 7" x 7' 11" (2.62m x 2.41m)

Another good sized bedroom with integrated wardrobes and window to the rear with views over the garden

Bedroom Three

8' 7" x 7' 11" (2.62m x 2.41m)

Useful integrated wardrobes and window to the rear

Outside

A gated driveway provides ample off street parking, the property also benefits from a detached garage to the rear which is ideal for storage.

There is a mature hedge border to the front providing a degree of privacy and a garden laid to lawn.

The rear garden is of a generous size mainly laid to lawn with mature borders making this a lovely space for entertaining and families.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

Planning Permission

Planning permission has been granted for rear and side extension - more information can be found on the government planning portal



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welcome to

Gainsborough Avenue, Leeds

- Three Bedroom Detached Bungalow
- Driveway & Garage
- Generous Rear Garden
- OFFERED WITH NO CHAIN
- In Need of Modernisation

Tenure: Freehold EPC Rating: E

£400,000



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:
HFT106823 - 0002

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