









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 no 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 understair 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





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

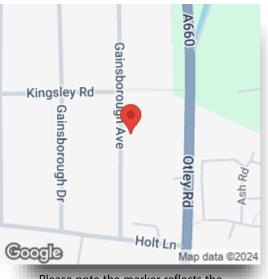


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagntcom









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Property Ref: HFT106823 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds, West Yorkshire, LS18 4QB



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.