



Gledhow Park Avenue, Leeds LS7 4JR

welcome to

Gledhow Park Avenue, Leeds

A two double bedroom semi detached house, nicely presented throughout and arranged over three floors. With home office space, off street parking, garage/art studio and large private rear garden. A lovely home which has been well maintained by the current owner.



Entrance Hall

Enter from the front into the hallway with a window to the side of the door and stairs leading up to the first floor.

Lounge/ Diner

24' 9" x 11' 8" (7.54m x 3.56m)

A large through lounge/diner having a feature fireplace, the real central focal point in the room, wood flooring, a large bay window to the front and one to the rear overlooking the garden.

Kitchen

13' 1" x 6' 5" (3.99m x 1.96m)

The kitchen has a good range of wall and base units with work surfaces over incorporating a sink, drainer, gas hob and there are a range of integrated appliances. There is an opening to the dining room, window to the side and a rear access door leading out to the garden.

Landing

The stairs rise from the hallway onto the spacious landing/office area. A great space, perfect for those working from home. There are also doors leading to a bedroom, bathroom and stairs lead up to the second floor. There is also a window to the rear.

Bedroom Two

16' x 7' 8" (4.88m x 2.34m)

A good size double bedroom located on the first floor with fitted wardrobes providing plenty of storage space. Dual aspect windows to the front and rear allow lots of natural light to flow through.

Bathroom

A modern bathroom, fully tiled and comprising of a panel bath with shower over, wc, pedestal wash hand basin, chrome heated towel rail and a window to the front.

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

A double bedroom located on the second floor in the loft conversion having under eaves storage,

dormer window to the rear, a skylight to the front and access to the en suite.

En Suite

Accessed off bedroom one, fully tiled and comprising of a walk in shower, wc, sink with vanity storage unit below and a skylight to the front.

Outside

To the front of the property there is a graveled front garden and concrete driveway to the side leading down to the garage. To the rear there is a very generously sized garden with a patio area leading off the house, a large lawn beyond and a path leads to a secret meadow with a large storage shed.

Garage/ Art Studio

The garage is extended with the front half being used as a traditional storage space and the rear is an insulated art studio, both having power and lighting.



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welcome to

Gledhow Park Avenue, Leeds

- Two Double Bedroom Semi Detached House
- Arranged Over Three Floors
- Open Plan Lounge/Diner
- Off Street Parking
- Large Rear Garden

Tenure: Freehold EPC Rating: E

offers in excess of

£350,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MRT106678 - 0005

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