



Vicarage Avenue, Gildersome Leeds LS27 7DT

welcome to

Vicarage Avenue, Gildersome Leeds

PERFECT FTB/YOUNG FAMILY HOME, SOUGHT AFTER VILLAGE LOCATION, THREE BEDROOM SEMI DETACHED with GARDENS to the front and rear, DOWNSTAIRS WC, LIVING ROOM, KITCHEN, CONSERVATORY, THREE BEDROOMS and HOUSE BATHROOM. Close proximity to good schools, local amenities and motorway links.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading through to the living room.

Living Room

12' 1" x 13' 8" into recess (3.68m x 4.17m into recess)
uPVC double glazed window to the front, gas central heating radiator and door leading through to the kitchen.

Kitchen

11' 2" x 13' 9" (3.40m x 4.19m)
Has a fully fitted kitchen with a range of base and wall mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven with gas hob and fitted extractor fan, space for washing machine, dishwasher and fridge freezer, gas central heating radiator, understairs storage, uPVC double glazed window to the rear. Doors leading into the living room, downstairs WC and conservatory.

Conservatory

9' 5" x 9' 2" (2.87m x 2.79m)
A good sized conservatory with uPVC double glazed windows and uPVC double glazed French doors leading to the rear garden.

Downstairs Wc

Low level flush WC, wash hand basin, tiled splashback, uPVC double glazed window.

First Floor Landing

uPVC double glazed window to the side, ventilation system, loft access. Access to all three bedrooms and the house bathroom.

Bedroom One

13' 6" x 10' 1" into recess (4.11m x 3.07m into recess)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

10' 2" x 10' 2" (3.10m x 3.10m)
uPVC double glazed window to the rear, storage cupboard, gas central heating radiator, gas central heating boiler (fitted within the last five years)

Bedroom Three

7' 8" x 6' 7" (2.34m x 2.01m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, chrome heated towel rail, tiled walls and floor, uPVC double glazed window to the rear.

Exterior

Steps leading to the front garden which has wall and fence boundaries and to the rear is a south facing lawned garden with paved area and having fence boundaries. On street parking to the front of the house.





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Vicarage Avenue, Gildersome Leeds

- Three bedroom semi detached accommodation
- Sought after village location
- Conservatory
- Downstairs WC
- South facing rear garden

Tenure: Freehold EPC Rating: D

£175,000



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.

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Property Ref:
MLY110067 - 0010

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