



Street Lane, Gildersome Leeds LS27 7HX

welcome to

Street Lane, Gildersome Leeds

DECEPTIVELY SPACIOUS THREE bedroom MID THROUGH TERRACE with GARDEN and DRIVEWAY to the REAR, SOUGHT AFTER VILLAGE LOCATION, GOOD access to motorway links, local amenities and good schools, SET OVER FOUR FLOORS, KITCHEN/DINER, CONSERVATORY, STUDY, DOWNSTAIRS WC and LOFT ACCOMMODATION.

Study

10' 1" x 9' 8" (3.07m x 2.95m)

uPVC double glazed door to the front, fitted cupboards, door to the downstairs WC, open access to the hallway.

Downstairs Wc

Having a low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Hallway

Stairs leading to the basement cellar and doors leading into the living room and kitchen/diner.

Basement Cellar

Split into three sections, housing the gas central heating boiler, space for a washing machine, uPVC double glazed door to the front. Stairs from the study.

Living Room

15' 6" x 15' 5" into recess (4.72m x 4.70m into recess)
With uPVC double glazed window to the front, gas central heating radiator, gas feature fire and uPVC double glazed French doors to the front.

Kitchen/diner

15' 7" x 11' 10" (4.75m x 3.61m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven with gas hob and fitted extractor fan, integrated dishwasher and fridge/freezer, gas central heating radiator, uPVC double glazed window to the rear. Stairs leading to the first floor landing. Door leading into the conservatory.

Conservatory

9' 5" x 12' 2" (2.87m x 3.71m)

uPVC double glazed windows, gas central heating radiator and uPVC double glazed French doors leading to the rear garden.

First Floor Landing

Two loft access, used for small storage. Access to all three bedrooms and the house bathroom. Stairs leading to the loft room.

Bedroom One

15' 6" MAX x 10' 11" (4.72m MAX x 3.33m)

uPVC double glazed window to the rear, gas central heating radiator, door leading to the walk-in wardrobe and door to the ensuite shower room which has an electric shower and wash hand basin.

Bedroom Two

15' 5" x 9' 11" (4.70m x 3.02m)

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

12' 11" x 8' 4" (3.94m x 2.54m)

uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

House Bathroom

A three piece bathroom suite comprising of shower, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the front.

Loft Accommodation

15' 5" x 12' 4" plus eaves storage (4.70m x 3.76m plus eaves storage)

Restricted head height. With space saver staircase, two double glazed skylight windows to the rear, gas



central heating radiator. (Has previously had planning approved for a dormer 1996)

Exterior

On street parking to the front and to the rear is a paved garden with fence and wall boundaries and leading to the driveway with car port, which allows parking for multiple cars and benefits from an electric car charger. Accessed from Finkle Lane.



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Street Lane, Gildersome Leeds

- Three bedroom through terrace accommodation
- Deceptively spacious throughout
- Further loft accommodation
- Driveway with carport for multiple cars
- Sought after location

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000



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:
MLY110162 - 0007

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