



Highfield Close, Gildersome Leeds LS27 7LT

welcome to

Highfield Close, Gildersome Leeds

NO ONWARD CHAIN, EXTENDED THREE bedroom SEMI DETACHED accommodation, SOUGHT AFTER LOCATION, DOWNSTAIRS WC, LIVING ROOM, DINING ROOM, SUN ROOM, FITTED KITCHEN, BOARDED LOFT SPACE and HOUSE BATHROOM. DRIVEWAY, GARAGE and SOUTH FACING REAR GARDEN.

Entrance Hall

Single glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Access to the downstairs WC, living room and kitchen.

Downstairs Wc

Low level flush WC, wash hand basin, chrome heated towel rail.

Living Room

16' 2" x 11' 7" (4.93m x 3.53m)

Having a uPVC double glazed window to the front, gas central heating radiator, gas fire (currently capped off) open access through to the dining room.

Dining Room

9' 6" x 7' 8" (2.90m x 2.34m)

Gas central heating radiator, open access through to the sun room and living room.

Sun Room

8' x 8' 8" (2.44m x 2.64m)

uPVC double glazed French doors leading out to the decked area, gas central heating radiator.

Kitchen

18' 5" x 9' 10" (5.61m x 3.00m)

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, breakfast bar, gas hob, space for a washing machine, dishwasher and tumble dryer, gas central heating radiator, uPVC double glazed window to the rear and door leading out to the rear garden.

First Floor Landing

uPVC double glazed window to the side, loft access which is boarded and has electrics. Access to all three bedrooms and house bathroom.

Bedroom One

13' 9" x 10' 8" (4.19m x 3.25m)

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes and drawers.

Bedroom Two

12' x 10' 10" (3.66m x 3.30m)

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes with dresser and vanity unit with basin, drawers and bedside tables.

Bedroom Three

8' 11" x 6' 11" (2.72m x 2.11m)

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

House Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, shower cubicle, gas central heating radiator, uPVC double glazed window to the rear.

Exterior

Driveway to the side, allowing for off road parking, single garage which has up and over door, electrics and double glazed window to the side. Lawned area to the front and to the rear is a decked area with steps leading down to the lawned area and a paved seated area at the bottom of the garden which is a real sun trap.





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Highfield Close, Gildersome Leeds

- Extended three bedroom semi detached accommodation
- Sought after village location
- Living room/dining room/sun room
- South facing rear garden
- Driveway allowing off road parking and garage

Tenure: Freehold EPC Rating: D

offers in the region of

£275,000



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:
MLY110224 - 0006

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