



Church Gardens, Gildersome Leeds LS27 7TY

welcome to

Church Gardens, Gildersome Leeds

Set in the heart of Gildersome Village is this WELL PRESENTED THREE bedroom SEMI DETACHED accommodation with an OPEN PLAN KITCHEN/DINER, LIVING ROOM, CONSERVATORY, THREE BEDROOMS and HOUSE BATHROOM. LAWNED GARDEN to the rear and PARKING to the front.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, storage cupboard and stairs leading to the first floor landing. Door leading into the living room.

Living Room

15' 5" x 12' 9" into recess (4.70m x 3.89m into recess)
uPVC double glazed window to the front, two gas central heating radiators.

Kitchen/Diner

10' 5" plus recess x 16' (3.17m plus recess x 4.88m)
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, integrated dishwasher, space for an oven, fitted extractor fan, space for fridge freezer, gas central heating radiator, breakfast bar, uPVC double glazed window to the rear, Composite double glazed door to the rear. Dining area with space for a dining table and door leading into the conservatory.

Conservatory

9' 8" to door x 9' 3" MAX (2.95m to door x 2.82m MAX)
uPVC double glazed windows and uPVC double glazed French doors leading out to the garden.

First Floor Landing

Loft access which has a pull down ladder and part boarded. Access to all three bedrooms and the house bathroom.

Bedroom One

14' 8" x 9' 10" into recess (4.47m x 3.00m into recess)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

11' 2" x 9' 1" plus doorway (3.40m x 2.77m plus doorway)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

11' MAX x 6' 5" (3.35m MAX x 1.96m)
uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

House Bathroom

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

Exterior

Driveway to the front and to the rear is a lawned garden with patio area with fence and wall boundaries.

Garage

Up and over door, space for a washing machine and tumble dryer, power and lighting, gas central heating boiler.





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Church Gardens, Gildersome Leeds

- Three bedroom semi detached accommodation
- In the heart of Gildersome Village
- Perfect FTB/young family home
- Open plan kitchen/diner
- Conservatory

Tenure: Freehold EPC Rating: D

offers over

£260,000



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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