



**Woodlands Lodge Gelderd Road, Gildersome Leeds LS27 7LY**

**welcome to**

## **Woodlands Lodge Gelderd Road, Gildersome Leeds**

NO ONWARD CHAIN, THREE/FOUR bedroom DETACHED FAMILY HOME, situated on the outskirts of Gildersome Village, having a rural feel yet within easy reach of Morley Town Centre and having good access to motorway links and good schools. PLANNING CONSENT to convert garage into an annex.

### **Entrance Porch**

Wooden door to the front, gas central heating radiator and door leading into the open plan dining/sun room.

### **Open Plan Dining/Sun Room**

19' 5" x 24' 6" ( 5.92m x 7.47m )

Fabulous sized room with plenty of natural light coming through from the double glazed windows, uPVC double glazed French doors to the side, gas central heating radiator, open access through to the living room and kitchen.

### **Living Room**

14' 10" x 13' 7" ( 4.52m x 4.14m )

Wooden double glazed window to the side, gas feature fireplace.

### **Shower Room**

A three piece suite comprising of corner shower cubicle with electric shower, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the side.

### **Kitchen**

14' 8" x 9' 11" ( 4.47m x 3.02m )

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, space for an oven and dishwasher, gas central heating radiator, uPVC double glazed window to the rear. Doors leading through to the utility room, pantry and entrance hall.

### **Utility Room**

5' 7" x 8' 11" ( 1.70m x 2.72m )

base units with sink and drainer with mixer tap, space for fridge freezer and tumble dryer, wooden double glazed window to the rear.

### **Pantry**

9' 5" x 3' 10" ( 2.87m x 1.17m )

Wooden double glazed window to the front, gas central heating boiler.

### **Reception Room/Bedroom Four**

13' 11" x 12' plus bay ( 4.24m x 3.66m plus bay )

uPVC double glazed window to the front, uPVC double glazed bay window to the side, gas central heating radiator and a gas feature fire.

### **Entrance Hall**

Wooden door to the side, wooden double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing with understairs storage. Doors leading through to the reception room/bedroom four and kitchen.

### **First Floor Landing**

uPVC double glazed window to the front, gas central heating radiator, laundry cupboard and loft access. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

10' 7" x 10' 3" ( 3.23m x 3.12m )

uPVC double glazed window to the side, gas central heating radiator, access to the ensuite.

### **Ensuite**

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, part tiled walls, towel heater.

### **Bedroom Two**

13' 11" x 12' 1" into recess ( 4.24m x 3.68m into recess )

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







### **Bedroom Three**

8' 5" x 16' 10" ( 2.57m x 5.13m )

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

### **House Bathroom**

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

### **Double Garage**

Up and over door, electrics, wooden doors to the rear and side.

### **Exterior**

Lawned area to the front with hedge and fence boundaries and to the rear is paved patio area, perfect for seating and an extensive well maintained lawned garden with mature trees, giving a woodland feel with fence and hedge boundaries, perfect space for the whole family to enjoy and entertain. Stone built double garage to the side of the property.



### **Please Note:**

The current vendors have planning consent for alterations including link extension from dwelling to garage and conversion of garage to form bedrooms (perfect for either a granny flat or a teenager) for further information please call our office 0113 2537100.



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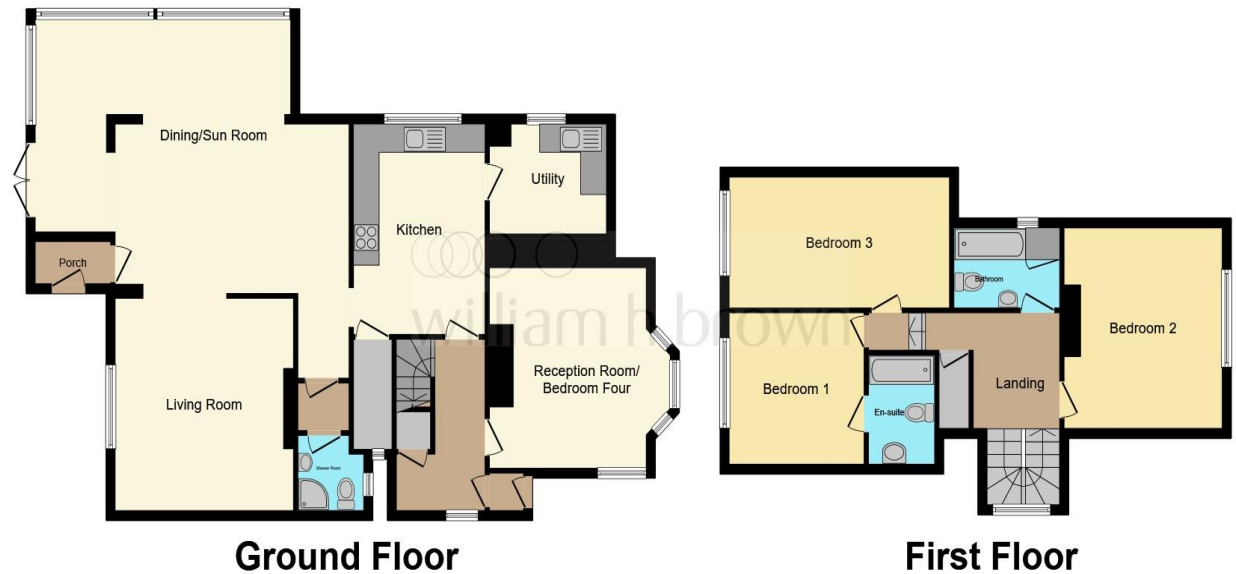
welcome to

## Woodlands Lodge Gelderd Road, Gildersome Leeds

- Charming character stone built property
- Planning permission to convert garage into an annex
- Three/four bedrooms
- Wealth ground floor space
- Extensive lawned rear garden

Tenure: Freehold EPC Rating: E

offers in the region of  
**£525,000**



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](http://www.focalagent.com)

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