



Springbank Avenue, Gildersome Leeds LS27 7TP

welcome to

Springbank Avenue, Gildersome Leeds

NO ONWARD CHAIN, PERFECT FTB/FAMILY HOME, EXTENDED TWO bedroom SEMI DETACHED accommodation, SOUGHT AFTER VILLAGE location, OPEN PLAN LIVING KITCHEN/DINING AREA, DOWNSTAIRS WC, UTILITY ROOM and an EXTENSIVE REAR GARDEN.

Entrance Hall

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

Living Kitchen/Dining Area

19' 7" x 17' 9" MAX (5.97m x 5.41m MAX)

uPVC double glazed window to the front, gas central heating radiator, uPVC double glazed French doors leading out to the rear garden and having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven with gas hob and extractor fan, space for fridge freezer and a useful pantry cupboard. Door leading into the utility room and access to the downstairs WC.

Utility Room

11' 6" x 10' 3" (3.51m x 3.12m)

Base units with worktops, space for washing machine and dishwasher, gas central heating radiator, uPVC double glazed window and door to the front.

Downstairs Wc

Having a low level flush WC, wash hand basin, uPVC double glazed window to the rear.

First Floor Landing

uPVC double glazed window to the side, loft access and access to both bedrooms and the house bathroom.

Bedroom One

9' 5" x 14' 6" (2.87m x 4.42m)

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

Bedroom Two

9' 11" x 11' (3.02m x 3.35m)

uPVC double glazed window to the rear, gas central heating radiator and cupboard housing the gas central heating boiler.

House Bathroom

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

Exterior

Graveled area to the front leading to a paved area and to the rear is an extensive lawned garden with artificial grass and patio area with fence boundaries, perfect space for the family to enjoy.





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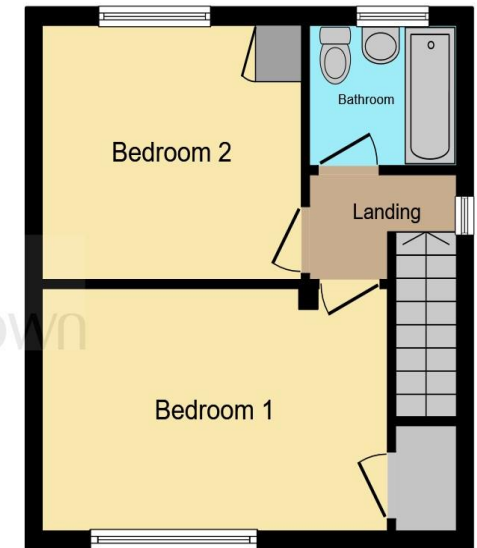
- Extended semi detached accommodation
- Sought after village location
- Open plan living kitchen/dining area
- Two double bedrooms
- Extensive rear garden

Tenure: Freehold EPC Rating: D

£210,000



Ground Floor



First Floor

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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MLY110815 - 0004

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