



**Springbank Road, Gildersome Leeds LS27 7DJ**

**welcome to**

## **Springbank Road, Gildersome Leeds**

PERFECT FTB/YOUNG FAMILY HOME, situated in the popular village GILDERSOME, SPACIOUS LIVING ROOM, FITTED KITCHEN, TWO BEDROOMS, HOUSE BATHROOM, LAWNED GARDEN to the front and a GOOD SIZED LAWNED REAR GARDEN. Good access to motorway links, local amenities and primary schools.

### **Entrance Porch**

uPVC double glazed door to the side, uPVC double glazed window to the front, door leading into the hallway.

### **Entrance Hall**

uPVC double glazed window and door, gas central heating radiator, stairs leading to the first floor landing with understairs storage and doors leading into the kitchen and living room.

### **Living Room**

19' 6" x 11' 6" MAX ( 5.94m x 3.51m MAX )

A good sized room with uPVC double glazed windows to the front and rear, gas central heating radiator.

### **Kitchen**

10' 8" MAX x 7' 5" ( 3.25m MAX x 2.26m )

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 oven, electric hob, extractor fan, space for fridge freezer and washing machine, uPVC double glazed window to the rear and uPVC double glazed door to the side. Open access into the living room.

### **First Floor Landing**

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

### **Bedroom One**

9' 2" x 14' 7" ( 2.79m x 4.45m )

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

### **Bedroom Two**

10' x 11' 1" ( 3.05m x 3.38m )

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

### **Exterior**

Lawned garden to the front with hedge boundary, pathway with steps leading to the entrance porch and rear garden and to the rear is a good sized lawned garden with patio and graveled areas, perfect for enjoying the summer months and for children to play, having a shed useful for storage and fence boundaries.







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## Springbank Road, Gildersome Leeds

- Two bedroom semi detached accommodation
- Set in Gildersome Village
- Perfect FTB/young family
- Spacious living room
- Good sized lawned rear garden

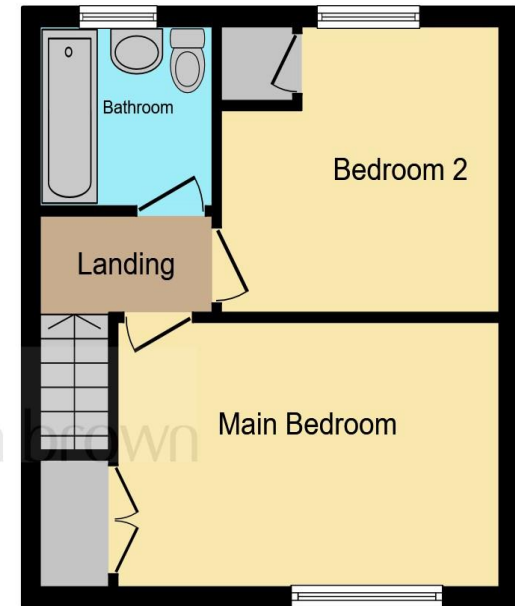
Tenure: Freehold EPC Rating: C

offers over

**£180,000**



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

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