



**Harthill Avenue, Gildersome Leeds LS27 7EY**

**welcome to**

## **Harthill Avenue, Gildersome Leeds**

THREE bedroom SEMI DETACHED accommodation, situated in a sought after location of GILDERSOME VILLAGE, having a LIVING ROOM, KITCHEN, CONSERVATORY, HOUSE BATHROOM, GARDENS to both front and rear and a SINGLE GARAGE to the rear, accessed from Graham Walk.

### **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 room.

### **Living Room**

13' 5" x 12' 8" into recess ( 4.09m x 3.86m into recess )  
uPVC double glazed window to the front, gas central heating radiator, space for a fire. Door leading into the kitchen/diner.

### **Kitchen/Diner**

7' 7" x 15' 10" ( 2.31m x 4.83m )  
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, washing machine and fridge freezer, fitted extractor fan, gas central heating radiator, uPVC double glazed window to the side and door leading into the conservatory.

### **Conservatory**

7' 10" x 10' 9" ( 2.39m x 3.28m )  
uPVC double glazed windows and uPVC double glazed door to the side.

### **First Floor Landing**

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

### **Bedroom One**

10' 10" x 10' into recess ( 3.30m x 3.05m into recess )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Two**

10' 5" x 9' 4" ( 3.17m x 2.84m )  
uPVC double glazed window to the rear, gas central

heating radiator.

### **Bedroom Three**

7' 4" x 6' 4" ( 2.24m x 1.93m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, part tiled walls, uPVC double glazed window to the front.

### **Exterior**

Garden to the front with pathway leading to the front door and access to the rear which is a lawned garden with patio area and having fence boundaries and gated access. Single garage to the rear accessed from Graham Walk.







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## Harthill Avenue, Gildersome Leeds

- Three bedroom semi detached accommodation
- Sought after village location
- Conservatory
- Gardens to front and rear
- Great access to motorway links

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£220,000**



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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MLY110784 - 0002

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