



Town Street, Gildersome LEEDS LS27 7AA

welcome to

Town Street, Gildersome LEEDS

Four bedroom character cottage, perfectly suited to those looking for a unique home with character, space and beautifully kept outdoor areas. Situated in the popular village of Gildersome and within close distance to local amenities, good schools and transport links.

Entrance Hall

Composite double glazed door to the front, uPVC double glazed window, two gas central heating radiators.

Downstairs Wc

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

Lounge

16' 4" x 13' 4" (4.98m x 4.06m)
uPVC double glazed window to the front, gas central heating radiator, log burner set within the chimney breast and uPVC double glazed window to the side.

Dining Room

10' 5" x 11' 8" (3.17m x 3.56m)
Single glazed door to the rear and gas central heating radiator.

Reception Room Two

14' 10" x 11' 5" (4.52m x 3.48m)
uPVC double glazed window to the front, two gas central heating radiators and electric feature fire.

Kitchen

10' 3" x 14' 3" (3.12m x 4.34m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating a double Belfast sink, space for a Gas Aga, dishwasher, washing machine, fridge freezer, gas central heating radiator, uPVC double glazed window to the side, uPVC double glazed French door to the rear.

Conservatory

uPVC double glazed windows, gas central heating radiator and uPVC double glazed French doors to the side.

First Floor Landing

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

Bedroom One

14' 10" x 16' 4" into recess (4.52m x 4.98m into recess)
uPVC double glazed window to the front, loft access and gas central heating radiator.

Bedroom Two

14' 11" x 8' 11" (4.55m x 2.72m)
uPVC double glazed window to the front and gas central heating radiator.

Bedroom Three

11' 5" x 7' 3" (3.48m x 2.21m)
uPVC double glazed window to the front and gas central heating radiator.

Bedroom Four

6' 6" x 6' 10" (1.98m x 2.08m)
uPVC double glazed window to the rear and gas central heating radiator.

House Bathroom

A four piece bathroom suite comprising of bath with taps, shower cubicle, low level flush WC, wash hand basin, cupboard housing the gas central heating boiler and uPVC double glazed window to the rear.

Cellar

15' 4" x 13' 5" plus recess (4.67m x 4.09m plus recess)
With power and lighting.





Exterior

Shared access to the side leading to the double garages which have up and over doors, power and lighting with wooden door to the side. Garden to the side and to the rear is a well kept lawned garden with patio area with hedge, fence and wall boundaries. This would be ideal for outdoor dining, entertaining or relaxing in the warmer months.



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Town Street, Gildersome LEEDS

- Four bedroom character property
- Sought after village location
- Conservatory
- Good sized gardens
- Good access to motorway links

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£440,000



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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MLY111266 - 0007

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