









# 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"  $\times$  11' 8" (  $3.17m \times 3.56m$  ) 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 (  $4.52m \times 4.98m$  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"  $\times$  7' 3" ( 3.48m  $\times$  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.







### welcome to

# **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



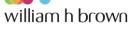
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# view this property online williamhbrown.co.uk/Property/MLY111266



Property Ref: MLY111266 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.