



Birchfield Avenue, Gildersome Leeds LS27 7HU

welcome to

Birchfield Avenue, Gildersome Leeds

FABULOUS THREE BEDROOM SEMI DETACHED accommodation, TWO RECEPTION ROOMS, FITTED KITCHEN, UTILITY ROOM, BOARDED LOFT, THREE BEDROOMS, MODERN FOUR PIECE HOUSE BATHROOM and a SEPARATE WC, SPACIOUS DRIVEWAY, GOOD SIZED LAWNED REAR GARDEN.

Entrance Hall

Composite door to the front, stairs leading to the first floor landing and access into the living room and dining room.

Living Room

19' 9" x 12' 1" (6.02m x 3.68m)

uPVC double glazed windows to the front and rear, gas central heating radiator.

Dining Room/Office

15' 4" x 8' (4.67m x 2.44m)

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

Kitchen

8' 10" x 10' 6" (2.69m x 3.20m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, integrated dishwasher, electric oven and gas hob, space for a fridge freezer, storage cupboard, tiled floor, uPVC double glazed window to the rear, uPVC door leading into the utility room.

Utility Room

5' 7" x 12' 3" (1.70m x 3.73m)

uPVC double glazed window to the rear, uPVC door to the side, space for a washing machine and fridge freezer.

First Floor Landing

Loft access with pull down ladder and partly boarded. Access to all three bedrooms, house bathroom and separate WC.

Bedroom One

10' 6" x 12' (3.20m x 3.66m)

uPVC double glazed window to the front, gas central

heating, built-in storage.

Bedroom Two

9' 2" x 12' 1" (2.79m x 3.68m)

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

Bedroom Three

10' 6" x 8' 2" (3.20m x 2.49m)

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

House Bathroom

A four piece bathroom suite comprising of free standing bath, shower cubicle, low level flush WC, wash hand basin, tiled walls and floor, chrome heated towel rail, uPVC double glazed window.

Separate Wc

Low level flush WC, wash hand basin, uPVC double glazed window to the rear.

Exterior

Driveway to the front providing off road parking and to the rear is a well maintained lawned garden with mature trees, railway sleeper borders and a pathway leading to a paved seating area, perfect for entertaining in the summer months.





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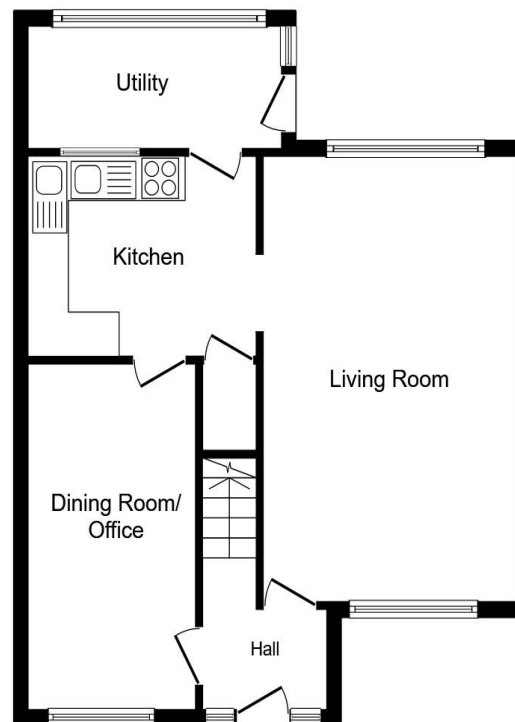
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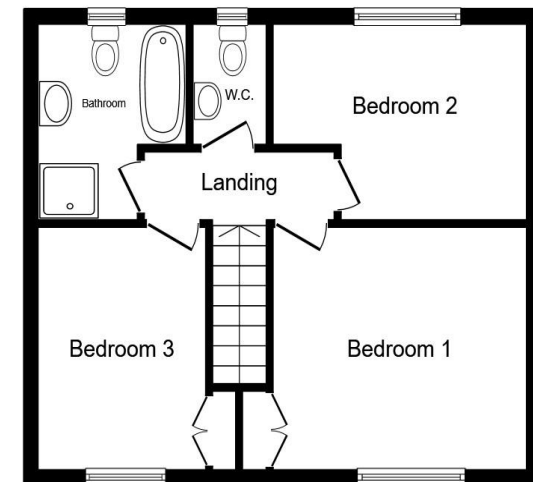
- Three bedroom semi detached accommodation
- Sought after village location
- Fabulous lawned rear garden
- Two reception rooms
- Spacious driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£290,000



Ground Floor



First Floor

Total floor area 100.7 m² (1,084 sq.ft.) approx

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.propertybox.io



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Property Ref:
MLY109340 - 0005

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