



**Springbank Avenue, Gildersome Leeds LS27 7TP**

**welcome to**

## **Springbank Avenue, Gildersome Leeds**

Fabulous EXTENDED THREE bedroom DETACHED FAMILY HOME, SOUGHT AFTER VILLAGE LOCATION, offering a wealth of ground floor space with an OPEN PLAN KITCHEN/DINER, DINING AREA, CONSERVATORY, LIVING ROOM and a DOWNSTAIRS WC. DRIVEWAY, GARAGE and WELL MAINTAINED GARDENS.

##Invalid Field Name##

### **Entrance Hall**

Composite double glazed door to the side, stairs leading to the first floor landing with understairs storage, mirrored radiator. Doors leading to the downstairs WC, living room and kitchen/diner.

### **Downstairs Wc**

Having a low level flush WC and wash hand basin.

### **Living Room**

21' 2" x 11' 6" into recess ( 6.45m x 3.51m into recess )  
uPVC double glazed window to the front, under floor heating and a gas central heating radiator.

### **Kitchen/Diner**

14' 6" MAX x 10' 10" MAX ( 4.42m MAX x 3.30m MAX )  
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 double oven, fridge and freezer, gas hob with fitted extractor fan, Bespoke glass table, designer radiator, uPVC double glazed windows to the side and rear. Open access through to the dining area.

### **Dining Area**

13' 7" x 7' 11" ( 4.14m x 2.41m )  
With under floor heating, designer radiator and having plenty of space for a large dining room set and open access through to the conservatory.

### **Conservatory**

12' 8" x 8' 8" ( 3.86m x 2.64m )  
A fabulous sized room with uPVC double glazed windows with fully fitted pull down pleated blinds, under floor heating and uPVC double glazed French doors to the side.

### **First Floor Landing**

Loft access, gas central heating radiator. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

13' 3" x 8' 7" ( 4.04m x 2.62m )  
uPVC double glazed window to the rear, storage cupboard housing the gas central heating boiler, fitted wardrobes.

### **Bedroom Two**

13' 8" x 11' 5" ( 4.17m x 3.48m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Three**

9' 11" x 9' 1" ( 3.02m x 2.77m )  
uPVC double glazed window to the front, gas central heating radiator.

### **House Bathroom**

A four piece bathroom suite comprising of shower cubicle, Jacuzzi bath which includes remote control operating bubbles, lights and music! low level flush WC, wash hand basin, heated towel rail, uPVC double glazed windows to the rear and side.

### **Exterior**

Block paved driveway to the front leading to the single garage with remote controlled electric door, well maintained lawned area to the front and to the rear is an easy to maintain garden with an artificial grass area and paved patio area with fence boundaries, perfect space for the summer months.





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## Springbank Avenue, Gildersome Leeds

- Extended three bedroom semi detached accommodation
- Sought after village location
- Open plan kitchen/diner
- Dining area and conservatory
- Well maintained gardens

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



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

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