



Flossmore Way, Leeds, LS27 7UE

£459,950

PRICED TO SELL NOW!!!! Executive detached house on impressive corner plot with many upgrades & improvements. 4 reception rooms, dining kitchen & utility room, modern bathroom, en suite & WC plus 4 well proportioned bedrooms & double garage. **MUST BE VIEWED.**



1 Flossmore Way, Gildersome, Leeds, LS27 7UE

We are delighted to offer for sale this modern executive detached house located on an impressive corner plot in this popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property has undergone a programme of upgrades and improvements and now offers well planned family living with 4 reception rooms plus 4 well proportioned bedrooms. The property benefits from gas central heating and UPVC double glazing. There is a modern kitchen with appliances plus utility and modern bathroom, en suite and WC. Items of particular note include conservatory with french doors to the rear, fitted wardrobes to all bedrooms plus an alarm. There are ample sockets and media points. The property is ready to move in with fitted flooring and carpets included.

To the ground floor is an entrance hall, lounge, dining room, conservatory, study, breakfast kitchen plus utility room and WC. Off the first floor landing are 4 well proportioned bedrooms, the master with en suite plus a family bathroom. There is a part boarded loft.

The property is located on a generous corner plot with well presented gardens with mature lawns and patio. There is an external tap. There is a double driveway leading to the attached double garage with power and light plus further personnel door.. There is scope to create further parking.

Tenure - Freehold
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge 16'0"(max) x 14'2"(max) (4.88m(max) x 4.32m(max))

Having a feature walk in bay window, gas fire and surround plus fitted carpets.

Dining Room 10'8" x 8'9" (3.27m x 2.69m)

With luxury flooring. French doors leading to.

Conservatory 8'9"(max) x 8'8"(max) (2.69m(max) x 2.65m(max))

With floor tiling. French doors leading to rear garden.

Study 6'11" x 6'2" (2.12m x 1.90m)

With luxury flooring.

Breakfast Kitchen 16'6" x 8'9" (5.03m x 2.67m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back and breakfast bar. With double oven, induction hob, hood, fridge and dishwasher plus 1.5 sink and mixer top and recessed spot lights. With luxury flooring.

Utility Room 6'11" x 5'8" (2.12m x 1.74m)

Having modern units plus laminate worktops and space for washing machine and drier. With recessed spot lights and luxury flooring. Door leading to rear garden.

WC 6'11" x 2'11" (2.11m x 0.91m)

Having modern white sanitary ware with tiling and luxury flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 14'2"(max) x 11'5"(max) (4.33m(max) x 3.48m(max))

With fitted wardrobes and carpets. Leading to.

En Suite 5'11" x 5'2" (1.81m x 1.60m)

Having modern sanitary ware with vanity basin, tiling and floor tiling.

Bedroom 2 12'10" x 9'8" (3.92m x 2.97m)

With fitted wardrobes and carpets.

Bedroom 3 11'2"(max) x 11'0"(max) (3.41m(max) x 3.36m(max))

With fitted wardrobes and vanity plus carpets.

Bedroom 4 9'10" x 8'3" (3.02m x 2.53m)

With fitted wardrobes and carpets.

Bathroom 7'3" x 5'6" (2.23m x 1.68m)

Having modern sanitary ware with vanity basin, tiling, floor tiling and chrome ladder radiator.

EXTERNAL

The property is located on a generous corner plot with well presented gardens with mature lawns and patio. There is an external tap. There is a double driveway leading to the attached double garage with power and light plus further personnel door.. There is scope to create further parking.





