

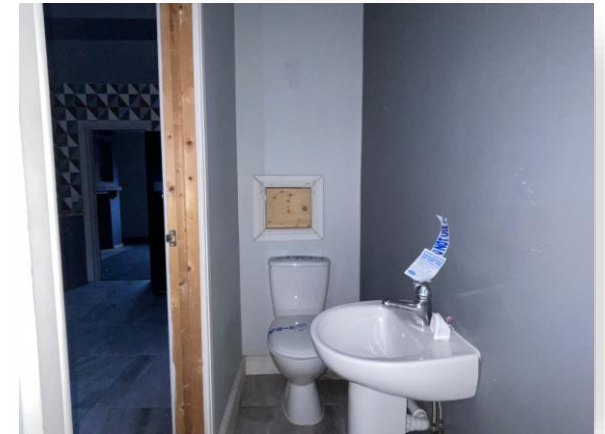


**Moorland Avenue, Gildersome Leeds LS27 7BY**

**welcome to**

**Moorland Avenue, Gildersome Leeds**

PUBLIC NOTICE William H Brown are now in receipt of an offer for the sum of £140,000 for 19 Moorland Avenue, Gildersome, Leeds, LS27 7BY. Anyone wishing to place an offer on this property should contact William H Brown, 80 Queen Street, Morley, Leeds 0113 2537100 before exchange of contracts.



### **Entrance Hall**

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

### **Downstairs Wc**

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

### **Lounge**

12' 5" x 13' 6" ( 3.78m x 4.11m )

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

### **Kitchen**

16' 6" x 12' 4" ( 5.03m x 3.76m )

Fitted kitchen with a range of units having a sink and drainer, space for compliances, uPVC double glazed window to the rear, Composite door to the rear.

### **First Floor Landing**

uPVC double glazed window to the rear. Access to both bedrooms.

### **Bedroom One**

11' 4" x 11' 10" ( 3.45m x 3.61m )

uPVC double glazed window to the front, gas central heating radiator, cupboard housing the gas central heating boiler (not tested.)

### **Bedroom Two**

7' 5" x 10' 9" ( 2.26m x 3.28m )

uPVC double glazed window to the rear.

### **House Bathroom**

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

### **Loft Room**

8' 10" x 14' 11" ( 2.69m x 4.55m )

Wooden double glazed skylight, eaves storage space.

### **Exterior**

Gardens to both front and rear.



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welcome to

## Moorland Avenue, Gildersome Leeds

- Two bedroom mid terrace home
- No onward chain
- Bought as seen
- Gardens to front and rear
- Sought after village location

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

offers over

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLY111561 - 0006

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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.



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