



Wakefield Road, Gildersome Leeds LS27 7HH

welcome to

Wakefield Road, Gildersome Leeds

FABULOUS FOUR BEDROOM DETACHED FAMILY HOME, OPEN PLAN KITCHEN/DINER, LIVING ROOM, DOWNSTAIRS WC, UTILITY ROOM, MODERN HOUSE BATHROOM and SEPARATE WC with potential to change into an ensuite, DRIVEWAY, INTEGRAL GARAGE and a WELL PRESENTED LAWNED GARDEN to the rear. GOOD ACCESS to MOTORWAY LINKS.

Entrance Porch

4' 11" x 20' 1" (1.50m x 6.12m)

uPVC double glazed windows, uPVC double glazed door, window looking into the living room and door leading into the hallway.

Hallway

Stairs leading to the first floor landing, doors leading to the living room, downstairs WC and kitchen/diner.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator.

Living Room

15' 11" x 12' 10" (4.85m x 3.91m)

uPVC double glazed window to the front, gas central heating radiator, gas fire, French doors leading through to the kitchen/diner.

Kitchen/Diner

12' 4" x 29' 3" (3.76m x 8.92m)

A fabulous open plan room with a fitted kitchen having wall and base units with complementary work surfaces over, incorporating sink and drainer, induction hob, electric oven, integrated dishwasher and fridge freezer, wine rack, breakfast island, under floor heating, sliding uPVC double glazed doors to the rear and access into the utility room.

Utility Room

9' 9" x 7' 7" (2.97m x 2.31m)

Base units with space for a washing machine, tumble dryer and fridge freezer, two uPVC double glazed windows and door to the side.

First Floor Landing

Access to all four bedrooms and the house

bathroom.

Bedroom One

12' 8" x 17' 3" (3.86m x 5.26m)

Fabulous sized bedroom with a uPVC double glazed window to the front, gas central heating radiator, walk-in wardrobe.

Bedroom Two

14' 11" x 12' 3" (4.55m x 3.73m)

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

Bedroom Three

13' 6" x 8' 6" (4.11m x 2.59m)

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

Bedroom Four

10' 8" x 7' 9" (3.25m x 2.36m)

uPVC double glazed window to the rear, gas central heating radiator, loft access which is part boarded.

House Bathroom

A four piece bathroom suite comprising of bath with taps, walk-in shower, low level flush WC, wash hand basin with vanity unit, tiled floor and walls, gas central heating radiator, uPVC double glazed window to the rear.

Separate Wc

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the side. (Has the potential to convert into a ensuite.)

Integral Garage

17' 11" x 8' 6" (5.46m x 2.59m)

Metal up and over door.



Exterior

Spacious driveway to the front leading to the integral garage and to the rear is an enclosed well maintained lawned garden with paved patio area, flower beds and garden shed.



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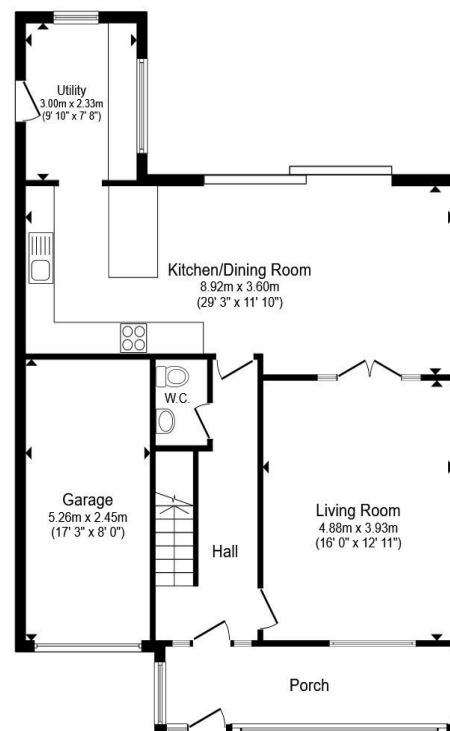
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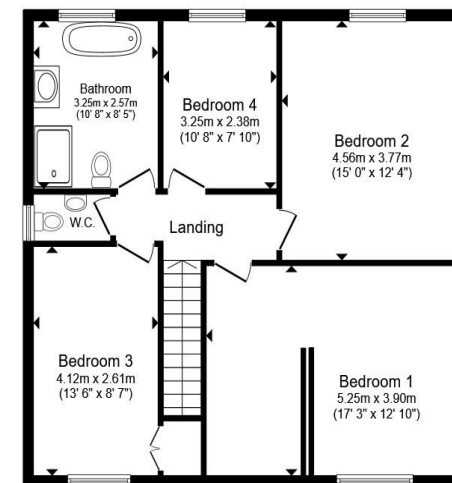
- Four bedroom detached family home
- Modern and well presented throughout
- Open plan kitchen/diner
- Modern house bathroom
- Enclosed lawned garden

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

£450,000



Ground Floor



First Floor

Total floor area 172.1 m² (1,852 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:
MLY111581 - 0005

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