



Gotts Park Avenue, LEEDS, LS12 2RW

welcome to

Gotts Park Avenue, LEEDS

A spacious 3-bed semi-detached home on Gotts Park Avenue, Leeds, featuring multiple reception rooms, front and rear gardens, a garage, and on-street parking. Viewing highly recommended!



Property Information

Situated on the sought-after Gotts Park Avenue in Leeds, this well-presented semi-detached home offers spacious living across three bedrooms. Boasting multiple reception rooms, it's ideal for families or those who love to entertain. The property features both front and rear gardens, a garage for secure storage or parking, and generous internal space throughout. With its desirable location and versatile layout, early viewing is strongly advised to fully appreciate all this home has to offer.

Entrance Hall

The entrance hall features a lino floor, a PVC door, and a radiator.

Lounge

13' 7" max x 11' 3" max (4.14m max x 3.43m max)
The lounge includes a fireplace, carpeted flooring, a double glazed bay window to the front, and a radiator.

Dining Room

11' 3" max x 11' 3" max (3.43m max x 3.43m max)
The dining room features carpeted flooring, an arched alcove, a fireplace, a radiator, and sliding doors leading to the rear garden.

Kitchen

7' 8" max x 6' 2" max (2.34m max x 1.88m max)
The kitchen is fitted with wall and base units, laminate flooring, tiled walls, a stainless steel sink and drainer, a heated towel rail, and benefits from a double glazed window to the front, a PVC door to the side, and understairs storage.

Landing

The landing is carpeted and includes a pull-down ladder providing access to a boarded loft space with lighting.

Bedroom One

13' 7" max x 10' 5" max (4.14m max x 3.17m max)
Bedroom One is a spacious double room featuring fitted wardrobes, laminate flooring, a radiator, and a double glazed bay window to the front offering far-reaching views.

Bedroom Two

11' 3" max x 7' 4" max (3.43m max x 2.24m max)
Bedroom Two is a double room with fitted wardrobes, laminate flooring, a radiator, and a double glazed window to the rear.

Bedroom Three

8' 5" max x 6' 5" max (2.57m max x 1.96m max)
Bedroom Three is a good-sized room with a radiator and a double glazed window to the rear.

Bathroom

7' 3" max x 7' 3" max (2.21m max x 2.21m max)
The bathroom includes a bath with shower over and a glass shower screen, a wash basin, WC, built-in storage, spotlights, a radiator, and frosted double glazed windows to both the front and side.

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Front Garden

The front garden features a lawn bordered by mature bushes and hedges, with steps leading up to the front door.

Rear Garden

The rear garden offers a private outdoor space with a patio area, a lawn, and fenced borders for added privacy.

Outbuilding

The property also benefits from outbuildings including a garage and a greenhouse.

Parking

Parking is available on street.



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- 3 bedrooms
- Front & rear garden
- Garage
- Multiple reception rooms
- Viewing advised

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116251 - 0004

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