



**Gorse Lea, Leeds LS10 3XE**

**welcome to**

## **Gorse Lea, Leeds**

FABULOUS TWO BEDROOM SEMI DETACHED accommodation, MODERN and WELL PRESENTED throughout, READY to MOVE INTO, GREAT SIZED OPEN PLAN LIVING KITCHEN, MODERN HOUSE BATHROOM, GARDENS to front and rear and DRIVEWAY to front.

### **Entrance Vestibule**

uPVC double glazed door to the front, tiled floor.

### **Downstairs Wc**

Low level flush WC, wash hand basin, space for a washing machine.

### **Living Kitchen**

Has a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, integrated electric oven, induction hob, extractor fan, space for fridge freezer, breakfast bar, aircon system, uPVC double glazed window to the front and rear and uPVC patio doors to the rear.

### **First Floor Landing**

Access to both bedrooms and the house bathroom. Loft access.

### **Bedroom One**

uPVC double glazed windows.

### **Bedroom Two**

uPVC double glazed windows, air con system.

### **House Bathroom**

A modern bathroom suite comprising of a walk-in shower, low level flush WC, wash hand basin, fully tiled walls and floor, uPVC double glazed window.

### **Exterior**

Lawned garden and driveway to the front and to the rear is an enclosed lawned garden with decked area.





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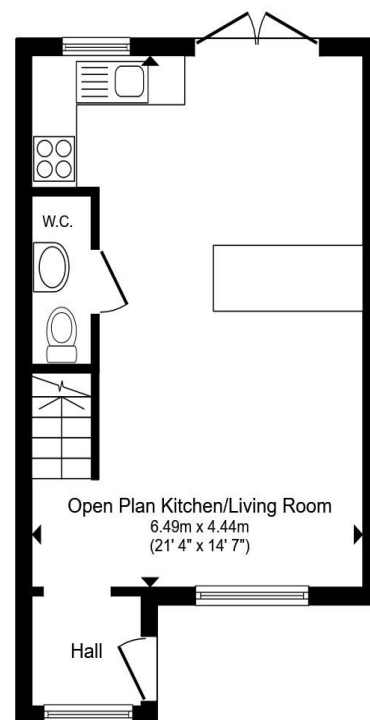
## Gorse Lea, Leeds

- Two bedroom semi detached
- Modern and well presented throughout
- Perfect FTB/young family home
- Open plan living kitchen
- Driveway and gardens

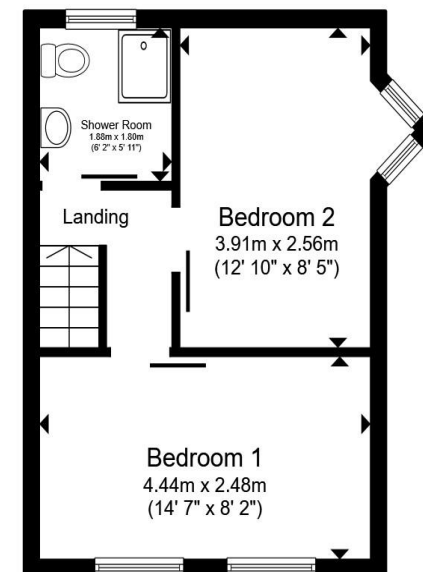
Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£180,000**



**Ground Floor**



**First Floor**

Total floor area 60.1 m<sup>2</sup> (647 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](http://www.propertybox.io)



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Property Ref:  
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