



Gainsborough Avenue, Leeds LS16 7PQ

welcome to

Gainsborough Avenue, Leeds

This spacious three-bedroom semi offers a generous driveway, integral garage, bright living spaces and a fantastic rear garden — all set in a popular area close to great schools, transport links and Golden Acre Park. Offered with no onward chain.



Gainsborough Avenue

This much-loved family home, cherished for many years and now ready for its next chapter, offers spacious accommodation throughout. Internal viewing is highly recommended to fully appreciate what this three-bedroom semi-detached property has to offer. The ground floor features an entrance porch, welcoming hallway, downstairs shower room, spacious lounge and dining room, fitted kitchen, and a conservatory.

To the first floor are three well-proportioned bedrooms, a house bathroom, and a separate WC. Externally, the property benefits from a generous block-paved driveway and integral garage, providing ample off-street parking and useful storage.

To the rear is a sizeable enclosed garden, mainly laid to lawn with a patio area ideal for families and outdoor entertaining. An additional outbuilding, previously used as a workshop, offers further versatility.

Offered with no onward chain, this home is sure to appeal to a wide range of buyers. Situated in a popular residential area close to local amenities, transport links, and highly regarded schools, it also enjoys the added benefit of Golden Acre Park being less than a mile away — perfect for scenic walks and outdoor leisure.

Ground Floor

Entrance Porch

The front door opens into a welcoming porch with tiled flooring and an internal door — a perfect spot for storing coats and shoes.

Hallway

A good size, welcoming hallway with radiator and stairs up to the first floor

Lounge

12' 7" max x 11' 8" + recess (3.84m max x 3.56m + recess)
A charming reception room featuring neutral decor, a gas fireplace with surround, radiator, and a front-facing window. An archway leads through to the dining room, creating a lovely open flow.

Dining Room

12' 1" x 10' 10" (3.68m x 3.30m)

A versatile second reception room featuring a radiator and a large rear window that fills the space with natural light while offering lovely views over the garden.

Kitchen

15' 5" x 9' 8" (4.70m x 2.95m)

The fitted kitchen offers a range of wall and base units with laminate worktops, a sink and drainer with mixer tap, and space for a washing machine, dishwasher, and fridge freezer. Additional features include a fitted oven with electric hob, breakfast-bar style seating, a useful pantry, tiled flooring, and access to the garage. An archway opens through to the conservatory, enhancing the flow of the space. Velux window and further window to the side.

Conservatory

10' 4" x 10' 7" (3.15m x 3.23m)

A bright and versatile space with windows on three sides, a solid roof, tiled flooring continuing seamlessly from the kitchen, two radiators, and a door leading straight out to the garden—an excellent extension of the ground floor living area.

Shower Room

A handy downstairs shower room featuring a step-in enclosed shower, low-flush WC, vanity unit with wash basin, heated towel rail, extractor fan, and fully tiled walls and flooring.

First Floor

Landing

Stairs rise from the ground floor, with a side window providing natural light, a useful linen closet, and access to the part-boarded loft via a pull-down ladder.

Bedroom One

14' 5" x 10' 3" (4.39m x 3.12m)

A spacious double bedroom with integrated wardrobes, radiator and window to the front

Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m)

A second double bedroom with fitted wardrobes, radiator and window to the rear

Bedroom Three

8' 5" x 7' 10" (2.57m x 2.39m)

Radiator and window to the front

Bathroom

The bathroom includes a bath, separate step-in shower cubicle, vanity unit with wash basin, heated towel rail, and a rear-facing window.

Separate Wc

Low flush wc and window to the side

Outside

To the front, the property enjoys a generous block-paved driveway providing ample off-street parking, along with an integral garage.

To the rear is a good-sized garden, mainly laid to lawn, with a paved patio area ideal for outdoor seating. Enclosed by hedge and fence borders for added privacy and security, the garden also features an outbuilding previously used as a workshop.

Garage

16' 5" x 13' 10" (5.00m x 4.22m)

With steel electronic roller shutter door to the front, door to rear garden and internal access via the kitchen.

Agents Note

The property benefits from solar panels complete with a storage battery for added energy efficiency.



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welcome to

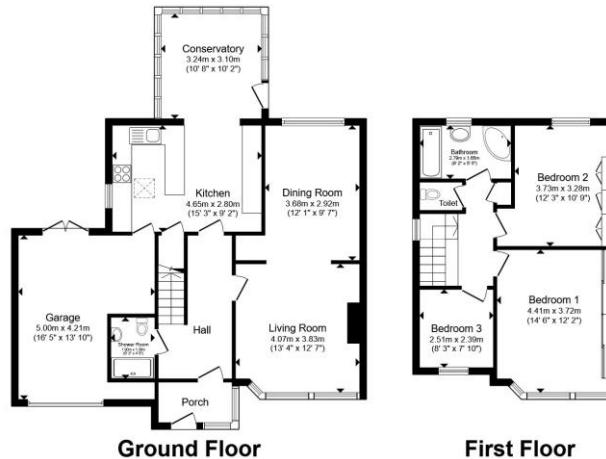
Gainsborough Avenue, Leeds

- Spacious Three-bedroom Semi-detached
- Bright lounge, Dining room, Kitchen & Conservatory
- Generous Driveway, Integral Garage & Useful Outbuilding
- Large Enclosed Rear Garden Ideal For Families
- Popular Location Near Amenities, Transport links, schools and Golden Acre Park

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£425,000



Total floor area 139.2 m² (1,499 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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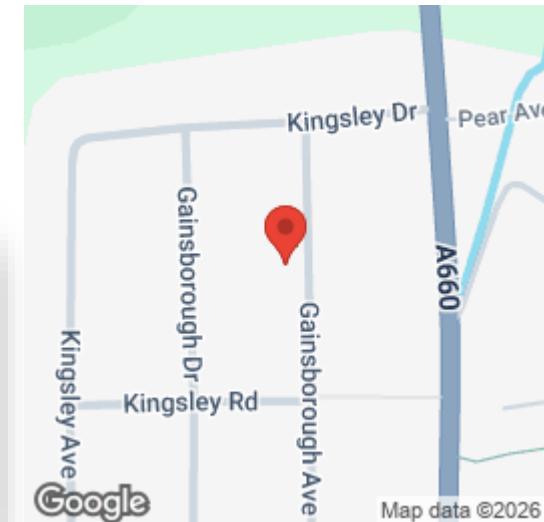
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Property Ref:
HFT107426 - 0003

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Please note the marker reflects the postcode not the actual property

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