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Gotts Park Avenue

Leeds, LS12 2RW

£200,000

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Council Tax: B

40 Gotts Park Avenue

Leeds, LS12 2RW

£200,000

- Desirable corner plot position
- Two well-proportioned double bedrooms
- Modern Shaker-style kitchen diner
- Detached garage with power, electrics and recently renewed roof
- Separate living room with feature gas fire
- Generous main bedroom with walk-in wardrobe
- Contemporary grey tiled bathroom
- Gated driveway with parking for 3–4 vehicles
- Boarded and lit loft with pull-down ladder
- Private garden setting with mature hedging

Occupying a desirable corner plot in a popular residential location, this charming two-bedroom semi-detached home offers a fantastic combination of space, privacy, storage and off-street parking. Well placed for a wide range of local amenities and excellent connections into Leeds, it is an ideal home for first-time buyers, couples or anyone looking for somewhere ready to move straight into.

A large driveway leads down the side of the property, while a useful entrance porch provides the perfect everyday space for coats and shoes before stepping inside. To the front is a lovely living room, nicely separated from the kitchen diner to create clearly defined living spaces. A feature gas fire provides an attractive focal point, while the room enjoys a charming outlook across the front garden and the mature hedging surrounding the corner plot, creating a surprisingly private setting.

Positioned to the rear is the modern kitchen diner, fitted with a range of Shaker-style wall and base units finished with brushed steel handles and contrasting worktops. An integrated oven and gas hob sit alongside a black sink and tap, tiled splashbacks and useful under-stairs storage. Dual-aspect windows bring in plenty of natural light, while a side entrance provides direct access onto the driveway, making this a practical space for everyday life.

Upstairs, the home continues to impress with two well-proportioned double bedrooms and a modern bathroom. The main bedroom sits to the front and is a particularly generous room, enjoying the same pleasant outlook across the front garden. Neutral white décor and a plush dark grey carpet create a smart finish, complemented by fitted wardrobes and the excellent addition of a walk-in wardrobe positioned over the stairs, providing even more valuable storage.

Bedroom two is another good-sized room positioned to the rear, with an elevated outlook beyond the property. Equally neutral and well presented, it offers plenty of versatility as a second double bedroom, home office or dedicated dressing room depending on the next owner's needs.

The bathroom has been finished in a contemporary grey tiled design and includes a bath with shower over, vanity wash basin, frosted window and chrome heated towel rail, offering a modern suite ready to enjoy from the outset.

Storage is another real strength of the home, with the loft accessed via a built-in pull-down ladder and benefiting from boarding and lighting.

Outside is where the corner plot really comes into its own. Mature hedging surrounds the front garden, helping create a private setting, while timber fencing provides additional security around the external space. The driveway is gated with a bespoke address gate and provides off-street parking for approximately three to four vehicles.

To the rear is a low-maintenance yard, while at the bottom of the driveway sits a detached garage with power and electrics along with a recently renewed roof. Whether used for further storage, workshop space or additional vehicle parking, it is a fantastic addition to a home that already offers an impressive amount of practical space.

A charming and well-presented semi-detached home with two double bedrooms, generous parking, excellent storage and a private corner plot setting, all within easy reach of local amenities and connections into Leeds.

Tel: 0113 257 6198

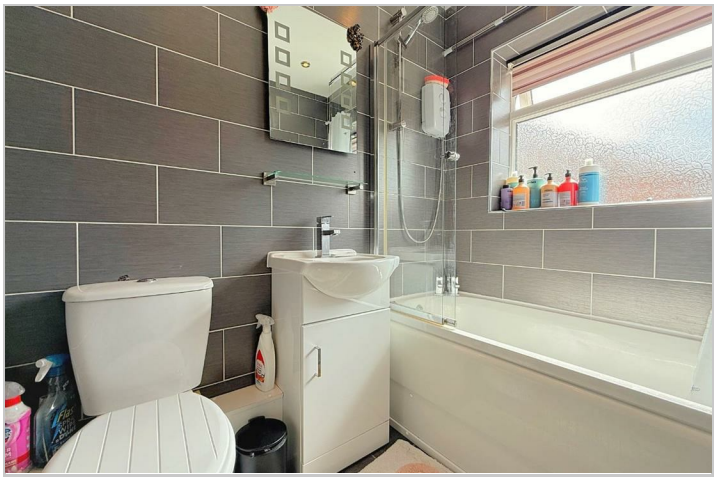
KITCHEN
15'5" x 8'4" (4.70m x 2.55m)

LIVING ROOM
13'3" x 12'8" (4.04m x 3.87m)

BEDROOM ONE
13'2" x 12'9" (4.02m x 3.89m)

BEDROOM TWO
8'7" x 8'5" (2.64m x 2.57m)

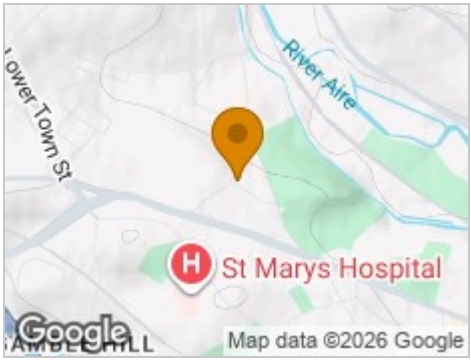
BATHROOM
6'5" x 5'5" (1.98m x 1.67m)



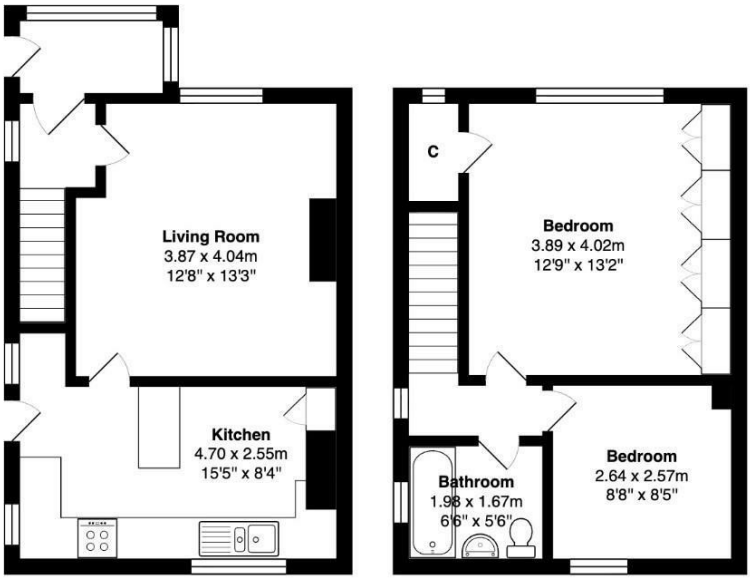
Road Map

Hybrid Map

Terrain Map



Floor Plan



Ground Floor **First Floor**

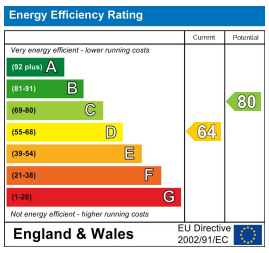
Total Area: 66.6 m² ... 717 ft²

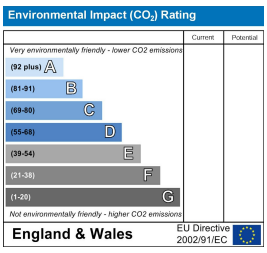
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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