

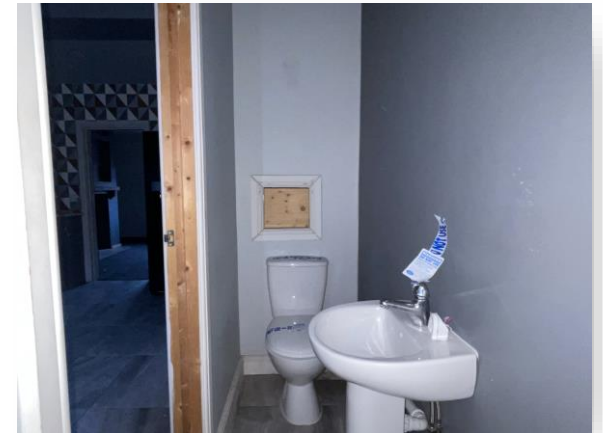


Moorland Avenue, Gildersome Leeds LS27 7BY

welcome to

Moorland Avenue, Gildersome Leeds

TWO bedroom MID TERRACE, NO ONWARD CHAIN, BOUGHT AS SEEN, SOUGHT AFTER VILLAGE LOCATION, good access to motorway links and good schools.



Entrance Hall

uPVC double glazed door to the front, gas central heating radiator.

Downstairs Wc

Low level flush WC, wash hand basin, uPVC double glazed window.

Lounge

12' 5" x 13' 6" (3.78m x 4.11m)

uPVC double glazed window to the front, gas central heating radiator.

Kitchen

16' 6" x 12' 4" (5.03m x 3.76m)

Fitted kitchen with a range of units having a sink and drainer, space for compliances, uPVC double glazed window to the rear, Composite door to the rear.

First Floor Landing

uPVC double glazed window to the rear. Access to both bedrooms.

Bedroom One

11' 4" x 11' 10" (3.45m x 3.61m)

uPVC double glazed window to the front, gas central heating radiator, cupboard housing the gas central heating boiler (not tested.)

Bedroom Two

7' 5" x 10' 9" (2.26m x 3.28m)

uPVC double glazed window to the rear.

House Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Loft Room

8' 10" x 14' 11" (2.69m x 4.55m)

Wooden double glazed skylight, eaves storage space.

Exterior

Gardens to both front and rear.



view this property online williamhbrown.co.uk/Property/MLY111561



welcome to

Moorland Avenue, Gildersome Leeds

- Two bedroom mid terrace home
- No onward chain
- Bought as seen
- Gardens to front and rear
- Sought after village location

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

offers over

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLY111561



Property Ref:
MLY111561 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
**Porter
Glenny**



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk