



Gipton Wood Road, LEEDS LS8 3AQ

welcome to

Gipton Wood Road, LEEDS

A three-bedroom semi-detached home offering comfortable living space throughout. The property features an open-plan kitchen-diner with French doors leading out to the rear garden. Externally, the home benefits from both front and rear gardens, along with a driveway and garage.



Gipton Wood Road

Ground Floor

Hallway

Stepping into the property, the entrance door is positioned to the side of the house. Once inside, the staircase sits directly ahead, leading up to the first floor. The kitchen–diner is located to the right, while the lounge is on the left.

Lounge

The lounge features a large double-glazed bay window to the front and a fitted radiator. It's a good sized room, currently being used as a additional bedroom. The room is finished with carpet flooring.

Kitchen/ Diner

The kitchen–diner is a generous space located at the rear of the property. It features a side double-glazed window and rear French doors that open directly onto the garden. The room is fitted with base units, integrated appliances, an extractor fan, and a sink with drainer. There is also space for additional freestanding appliances and a useful built-in storage cupboard.

First Floor

Bedroom One

Bedroom one features a large double-glazed bay window and a fitted radiator. It is a well-sized double room, finished with carpet flooring.

Bedroom Two

Bedroom two is a double room featuring a rear double-glazed window and a fitted radiator.

Bedroom Three

A single bedroom featuring a rear-facing double-glazed window and carpet flooring.

Bathroom

The bathroom features a side double-glazed window and fully tiled walls, and is fitted with a toilet, wash basin, and a bath with an overhead shower.

Outside

At the front of the property, double drive gates open onto a parking area, with additional parking available on the driveway that runs along the side of the house and leads to the rear garage. The rear garden is low-maintenance, featuring fully paved flooring and a detached garage. An additional outbuilding, attached to the rear of the house, provides further useful storage.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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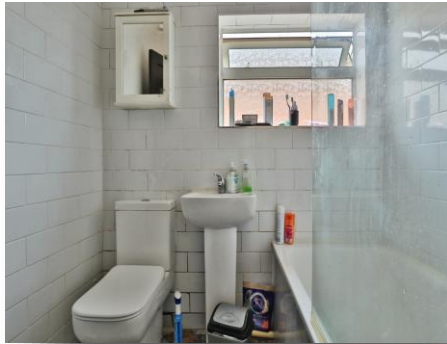
- THREE BEDROOM
- SEMI DETACHED
- FRONT AND REAR GARDEN
- DRIVEWAY AND GARAGE
- OPEN PLAN KITCHEN/ DINER WITH FRENCH DOORS TO THE REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109315 - 0006

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william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk