



Harthill Lane, Gildersome LEEDS LS27 7BP

welcome to

Harthill Lane, Gildersome LEEDS

FABULOUS THREE bedroom CHARACTER PROPERTY in the HEART of GILDERSOME VILLAGE, with IMPRESSIVE FEATURES throughout, set over three floors, having TWO RECEPTION ROOMS, KITCHEN, UTILITY ROOM, HOUSE BATHROOM, PARKING and GARDEN to the rear. Close to local amenities, having good access to motorway links

Entrance Hall

Wooden door to the front, storage cupboard, gas central heating radiator.

Utility Room

4' 10" x 11' 9" (1.47m x 3.58m)

Sink and drainer, space for a washing machine and fridge freezer, uPVC double glazed window to the front and a wooden single glazed window to the side.

Bedroom One

16' x 8' 1" (4.88m x 2.46m)

uPVC double glazed arched windows to the side and rear, gas central heating radiator.

Bedroom Two

10' 9" x 11' 7" (3.28m x 3.53m)

uPVC double glazed Patio doors leading out to the rear garden, gas central heating radiator.

Bedroom Three

12' x 8' (3.66m x 2.44m)

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

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, storage cupboard, tiled floor, gas central heating radiator.

First Floor Landing

uPVC double glazed window to the front, gas central heating radiator on the stair well and a further uPVC double glazed window and gas central heating radiator on the spacious landing area.

Living Room

16' 1" MAX x 21' 3" MAX (4.90m MAX x 6.48m MAX)

uPVC double glazed windows to the side, gas fire.

Dining Room

10' 9" x 11' 10" (3.28m x 3.61m)

uPVC double glazed windows to the side and rear, gas central heating radiator.

Kitchen

14' 3" x 8' (4.34m x 2.44m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven and hob, small integrated fridge, tiled floor, gas central heating radiator.

Second Floor Landing

Loft Room

15' 11" x 12' 4" (4.85m x 3.76m)

Fabulous space with uPVC double glazed windows to the side.

Store Space

12' x 7' 10" (3.66m x 2.39m)

Loft hatch and access into the eaves storage.

Store Space

8' 8" x 7' 11" (2.64m x 2.41m)

Access into the eaves storage.

Exterior

Parking spaces to the front, paved area to the front, access down the side of the property to the paved rear garden with outside storage.





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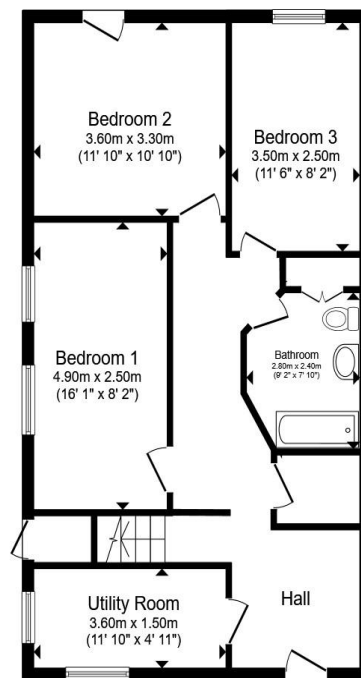
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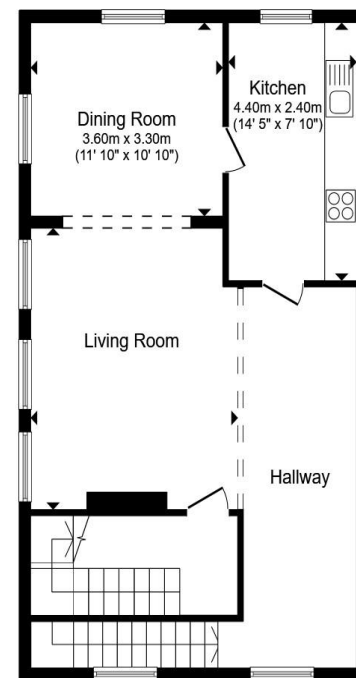
- Three bedroom end character property
- Sought after location in Gildersome Village
- Set over three floors
- Parking to the front
- Small garden area to the rear

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

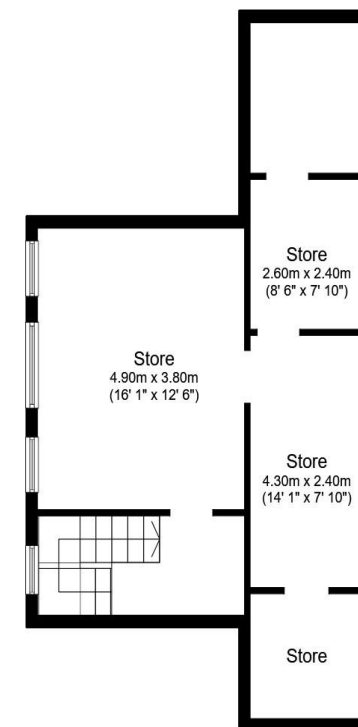
offers over
£375,000



Ground Floor



First Floor



Second Floor

Total floor area 185.7 m² (1,999 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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Property Ref:
MLY111700 - 0002

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