

Glencoe Gardens, Leeds, West Yorkshire

FIVE DOUBLE BEDROOMS | Spacious accommodation throughout | Stunning and picturesque rural views | Large kitchen and dining room | Playroom/home office | Large low maintenance garden with stunning views | Could work very well as a HMO | Security alarm and CCTV system

4/5 Bedroom Terraced House | Asking Price: **£249,995**

Rosedale
& Jones



Glencoe Gardens, Leeds, West Yorkshire

DESCRIPTION

A very spacious and modern family home, with FIVE DOUBLE BEDROOMS. Close to Kippax Town Centre, but in a quiet location, with exceptional rural views! URN: #LCLG

Key Features

- FIVE DOUBLE BEDROOMS
- Spacious accommodation throughout
- Stunning and picturesque rural views
- Large kitchen and dining room
- Playroom/home office
- Large low maintenance garden with stunning views
- Could work very well as a HMO
- Security alarm and CCTV system



LOCATION

Discover this hidden gem in this sought after area of Kippax with local picturesque walks and expansive views of the local countryside. Just a short distance away from all the amenities provided by Kippax Town Centre, where you can find a range of supermarkets, bars and restaurants. Rail links from three local train stations take you directly into Leeds if wishing to commute to work, or for pleasure. Xscape and the Junction 32 Shopping Centre are both just a short drive away and with easy access to the M62, A1 and M1 motorway networks, your commuter links really could not be better.

EXTERIOR

Front

Very low maintenance with a pathway to the front entrance. A generous grass lawn and plenty of on-street parking is available.

Rear

The patio space is ideal if you like plenty of exterior furniture. The garden is enclosed on all sides and very secure, ideal for children or pets to play safely. Additionally, the garden also enjoys a good deal of sunshine, which the seating area benefits from for most of the day and two storage sheds. Note: Amazing views to the rear of the property.

INTERIOR - Ground Floor

Entrance Hall

Very spacious, with high quality flooring and two storage cupboards which are ideal for shoes and coats. Double Glazed Composite exterior door to the front aspect and a Central Heated radiator.

Kitchen

3.56m x 2.70m

A large and modern kitchen, which benefits from tiled flooring and high specification units. The space is open plan by design and is considered to be a modern 'Family Hub' which has become so popular in recent years and is featured within many luxury homes. Supported appliances (all fully fitted) include: an electric double oven with four gas 'ring' hobs and an extractor fan above. A fridge freezer, a dishwasher and a 1l capacity sink and drainer. There is also space for a washing machine and a dishwasher. Double Glazed windows to the front aspect.

Dining Room

3.35m x 2.70m

The space can comfortably support an eight seated dining suite and benefits from Double Glazed French doors which open directly onto the rear garden and patio area. Central Heated radiator.

Lounge

5.51m x 4.35m

A very generous space, which is ideal for a large family and can accommodate a wide range of furniture arrangements, as required. Central Heated radiator and Double Glazed windows to the rear aspect.

Shower Room

Features include: wall and floor tiling, a large standing shower with a glass water guard, a w/c and a wash basin. Central Heated radiator and a 'frosted' Double Glazed window to the front aspect.

Study/Playroom

2.73m x 2.46m

Ideal for use as a home office or children's play room. Central Heated radiator and Double Glazed windows to the front aspect.

INTERIOR - First Floor

Landing

A large and bright landing with a built-in storage cupboard and loft access. Central Heated radiator.

Main Bedroom

3.45m x 3.07m

Large enough to support a King-size bed and numerous items of furniture, as required. Double Glazed windows to the rear elevation and a Central Heated radiator.

Bedroom Two

3.43m x 2.72m

This room has plenty of space for a double bed and additional items of storage furniture, as required. Double Glazed windows to the front elevation and a Central Heated radiator.

Bathroom

A very spacious and modern installation. Features include: an upgraded bath tub with a standing shower fixture, a wash basin and a W/C. 'Frosted' Double Glazed windows to the front and side elevations and a Central Heated radiator.

Bedroom Three

3.45m x 2.73m

Another double bedroom currently the nursery with room for a double bed and additional items of storage furniture, as required. Double Glazed windows to the rear elevation and a Central Heated radiator.

Bedroom Four

3.41m x 2.73m

This room has plenty of space for a double bed and additional items of storage furniture, as required. Double Glazed windows to the front elevation and a Central Heated radiator.

Bedroom Five

3.35m x 2.26m

Another double room with plenty of space for a double bed and additional items of storage furniture, as required. Double Glazed windows to the rear elevation and a Central Heated radiator.

Unique Reference Number

#LCLG

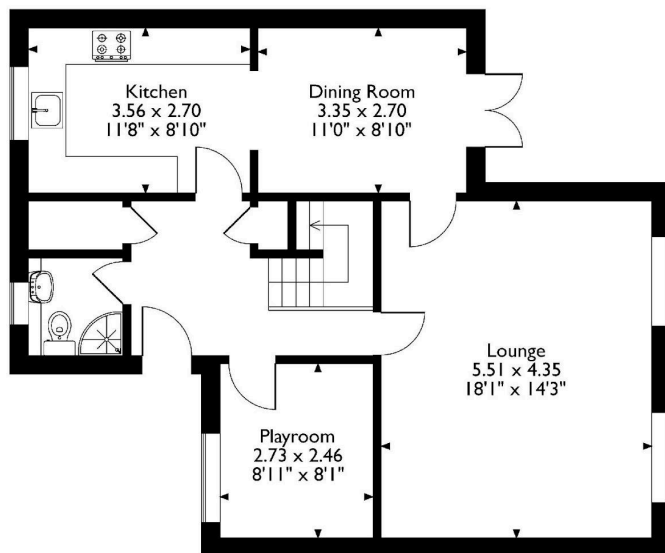
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

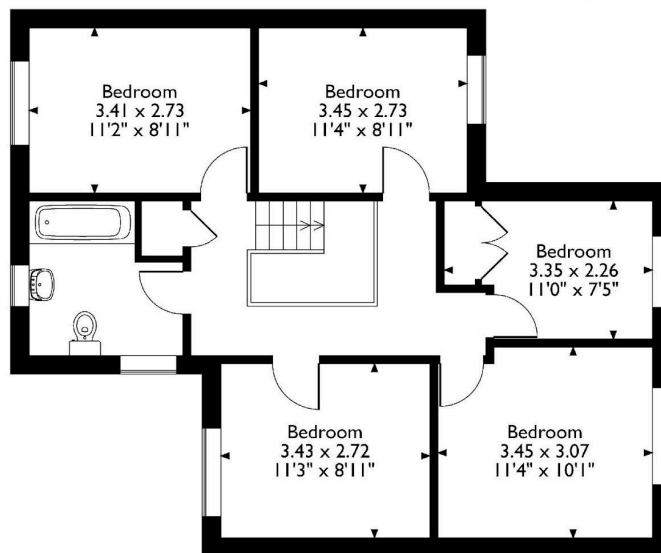


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Approximate Gross Internal Area 132 Sq M/1420 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		73	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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.

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to sell or let?

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