



**8 Gainsborough Avenue, Adel, Leeds, LS16 7PG**

**Chain Free £335,000**

NO CHAIN - Needing some updating, this is a well positioned three bedroom semi-detached family house with spacious rear garden, driveway and detached garage. Fully double glazed and gas central heating system, EPC rating D. Accommodation includes reception porch, hallway, lounge, dining room, conservatory, ground floor WC and extended galley kitchen. First floor landing, two double bedrooms and a single third bedroom, extended bathroom with tub and shower, separate WC. All bedrooms with built in wardrobes. Lawned and stocked garden to the rear, long driveway to detached garage.

The property is well located close to the A660 Otley Road offering superb access to local shops, schools and amenities and travel routes to central Leeds and Leeds Bradford Airport.



## GROUND FLOOR

Glazed door to

## ENTRANCE PORCH

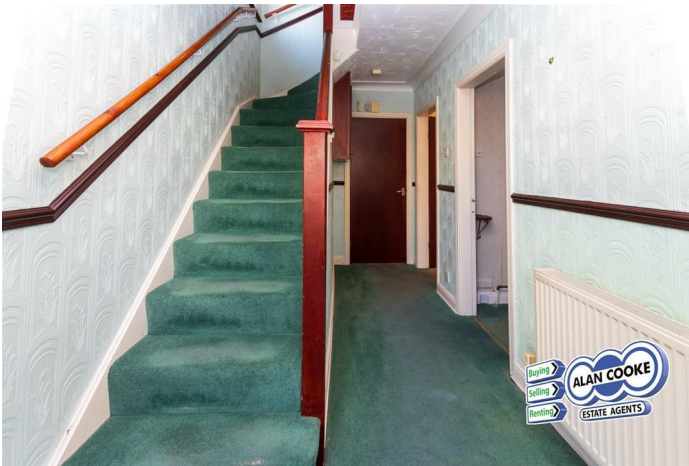
Glazing to the side and front, secure glazed door leading into

## HALLWAY



Central heating radiator, turned staircase leading up to the first floor

## HALLWAY



## LOUNGE

11'5" x 11'9" (3.5 x 3.6)



Timber framed double glazed bay window to the front, feature fireplace around electric heater, central heating radiator

## DINING ROOM

11'9" x 11'9" (3.6 x 3.6)



Sliding double glazed doors leading to the conservatory, feature fireplace around gas heater, central heating radiator

## CONSERVATORY

7'10" x 9'2" (2.4 x 2.8)



uPVC double glazed windows to the side and sliding doors opening to the rear garden, store cupboard





## GROUND FLOOR WC

6'10" x 1'11" (2.1 x 0.6)

Low WC, pedestal wash basin, uPVC double glazed window

## KITCHEN

17'8" x 6'6" (5.4 x 2.0)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, plumbed for washing machine and dishwasher, double oven, electric hob with extractor above, uPVC double glazed window to the side and rear, central heating radiator, uPVC double glazed door leading out to the side driveway

## FIRST FLOOR

### LANDING

Ceiling hatch access to the loft, double glazed window to the side

### BEDROOM 1

11'5" x 11'1" (3.5 x 3.4)



Built in wardrobes, double glazed bay window to the front, central heating radiator

### BEDROOM 2

12'1" x 11'1" (3.7 x 3.4)



Built in wardrobes, double glazed window to the rear, central heating radiator

### BEDROOM 3

7'2" x 7'2" (2.18m x 2.18m)



Built in wardrobes, double glazed window to the front, central heating radiator





## BATHROOM

15'5" x 7'2" max (4.7 x 2.2 max)



Spacious bathroom with bathtub, shower area, low WC, pedestal wash basin, linen cupboard with water immersion cylinder

## SEPARATE WC

4'7" x 3'3" (1.4 x 1.0)

Low WC, pedestal wash basin, double glazed window to the side

## OUTSIDE



Low wall with gated access into driveway, small lawned and stocked garden to the front. Spacious, enclosed lawned and stocked rear garden with patio. Outhouse containing gas-fired central heating boiler

## DETACHED GARAGE



With up and over door to the front

## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band D

## HOW TO GET THERE

From the A660 Otley Road, through Adel, turn onto Holt Lane then first right onto Gainsborough Avenue. The property is shortly on the right hand side

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.



## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.


## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

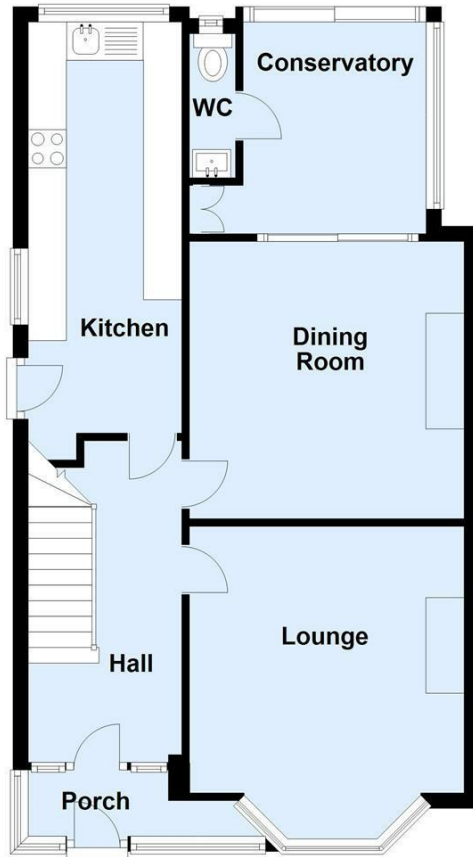
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**

Approx. 57.9 sq. metres (623.6 sq. feet)



**First Floor**

Approx. 46.7 sq. metres (502.6 sq. feet)

