



50 Gledhow Wood Road, Leeds, LS8 4BZ

Chain Free £300,000

NO CHAIN - A three bedroom town house close to supermarkets and travel routes, is available to purchase. Fully UPVC double glazed and gas central heating.

Accommodation includes steps to entrance level, reception hall, sitting room and study with ground floor WC. First floor lounge & dining room with fitted kitchen. Second floor bathroom with three bedrooms. Gardens to front and to rear.

The property is conveniently located off Roundhay Road, and provides swift access to local schools and amenities. Note: the property is situated on an elevated aspect which may not be suitable for buyers with mobility difficulties.

STREET LEVEL

There are several steep stairwells which provide access from the street level to the entrance level of the property.

(Elevated) GROUND FLOOR

uPVC double glazed door leading into:

RECEPTION HALL

Staircase leading up to first floor, door to:

SITTING ROOM

15'5" x 11'1" (4.7m x 3.4m)



uPVC double glazed window to front, cupboard housing gas-fired 'combi' central and water heating boiler, central heating radiator, inset ceiling lighting

STUDY

10'2" x 11'1" (3.1m x 3.4m)



uPVC double glazed window to rear, central heating radiator, store room.

WC

Low wc, wall mounted washbasin,

FIRST FLOOR

LANDING

uPVC double glazed window to front, glazed door with side panel into:

LOUNGE/DINING ROOM

26'6" x 11'9" (8.1m x 3.6m)



uPVC double glazed window to front, uPVC double glazed sliding patio doors to rear.

LOUNGE



LOUNGE



FITTED KITCHEN

9'10" x 7'2" (3.0m x 2.2m)



Range of fitted units with corresponding worktops, built in oven, gas hob with extactor above, stainless steel sink with drainer, uPVC double glazed window and door leading out to rear.

SECOND FLOOR

LANDING

Ceiling hatch access to loft

BEDROOM 1

15'1" x 8'10" (4.6m x 2.7m)



uPVC double glazed window, central heating radiator

BEDROOM 2

11'1" x 8'10" (3.4m x 2.7m)

uPVC double glazed window, central heating radiator

BEDROOM 3

9'6" x 5'10" (2.9m x 1.8m)



uPVC double glazed window to front, central heating radiator, cupboard

BATHROOM

5'10" x 6'2" (1.8m x 1.9m)



White suite of panel bath with wall mounted electric shower, low wc, pedestal washbasin, uPVC double glazed window, heated towel rail, uPVC double glazed window

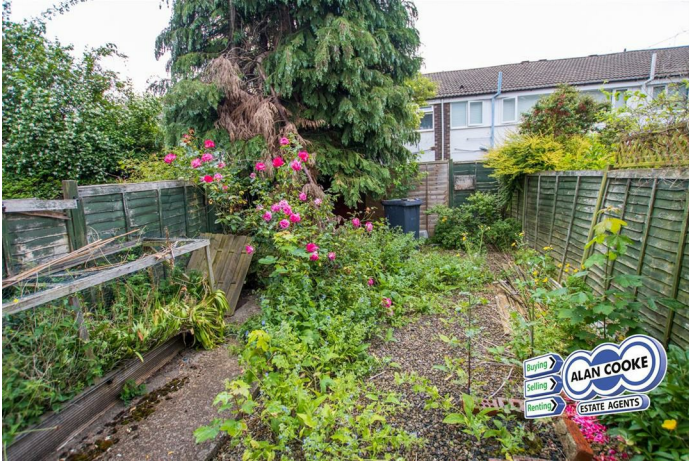
OUTSIDE



To front: Elevated small stocked garden on upper ground level.
To Rear: Accessed on first floor: enclosed stocked garden.



OUTSIDE (rear)



TENURE

FREEHOLD

COUNCIL TAX BAND

C

EPC rating

TBC

DIRECTIONS

Gledhow Wood Road is accessible off Roundhay Road, just by Tesco Superstore.

FIXTURES & FITTINGS

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

FLOORPLAN

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

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.

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.

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.

Alan Cooke Estate Agents Ltd

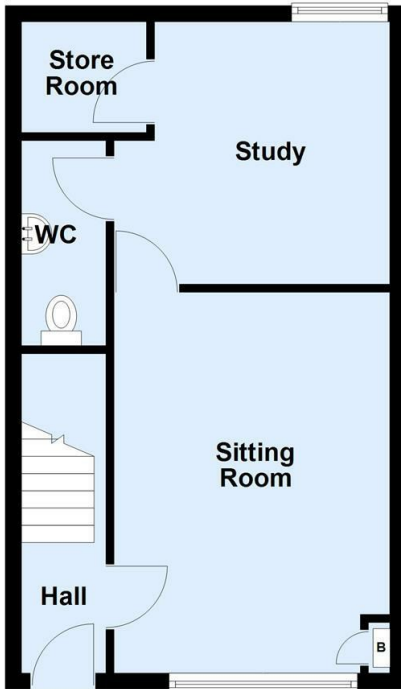
Incorporated in England 6539351

Energy Efficiency Rating

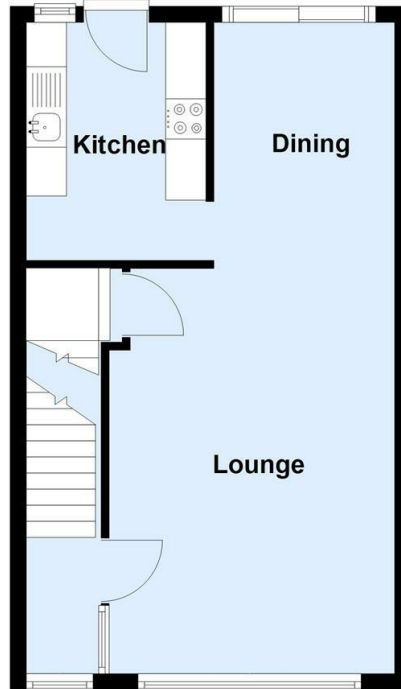
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



(Elevated) Ground Floor
Approx. 36.5 sq. metres (392.6 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.4 sq. feet)



Second Floor
Approx. 37.0 sq. metres (398.4 sq. feet)

