

# KATH WELLS

ESTATE AGENTS & VALUERS



## 18 Reedsdale Gardens, Leeds, LS27 7JF

**Offers In The Region Of £269,995**

A well presented THREE BEDROOM SEMI DETACHED situated amidst similar style property on a popular residential development within Gildersome Village. This property is within walking distance of local amenities, shops, and well regarded schools, and is only a short drive from the M621 / M62 motorway, Morley Railway Station, and Morley Sports and Leisure Centre making an ideal purchase for a variety of buyers, particularly a growing family.

This property has been well maintained by the current owners but would benefit from some cosmetic updating internally. Being on a large plot there is potential to extend to the side and rear of this property subject to planning and building regulation approval.

To the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a good sized FITTED KITCHEN with an ample range of cabinets and work surfaces, and a LIVING ROOM & DINING AREA with ample space for a range of living room and dining room furniture.

To the first floor there are TWO DOUBLE BEDROOMS, each of which has fitted wardrobes, a further SINGLE BEDROOM, a FAMILY BATHROOM with a modern white suite comprising of a panelled bath, a glazed shower cubicle & shower, and a wash basin set into a vanity unit, and SEPARATE WC.

Externally there is a large GARDEN to the front with two lawns. The REAR GARDEN is a good size and has a paved patio / seating area, a lawn, a greenhouse, and planted beds containing a variety of ornamental planting. A DRIVEWAY provides useful OFF STREET PARKING for several family sized cars and access to a SINGLE DETACHED GARAGE.

## GROUND FLOOR:

### Hallway:

Access via a front entrance door, double glazed window, central heating radiator, stairs rising to the first floor, under-stairs storage cupboard

### Living Room & Dining Area:



Double glazed windows to the front & rear elevations, a fireplace and hearth, central heating radiators, television point, ample space for living room and dining room furniture

### Fitted Kitchen:



Double glazed window, an external doors leading to the side of the property, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, extractor hood, an inset 1 1/4 bowl sink and drainer, integral dishwasher, space for a fridge / freezer, plumbing for an automatic washing machine

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes

### Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes

### Bedroom Three:



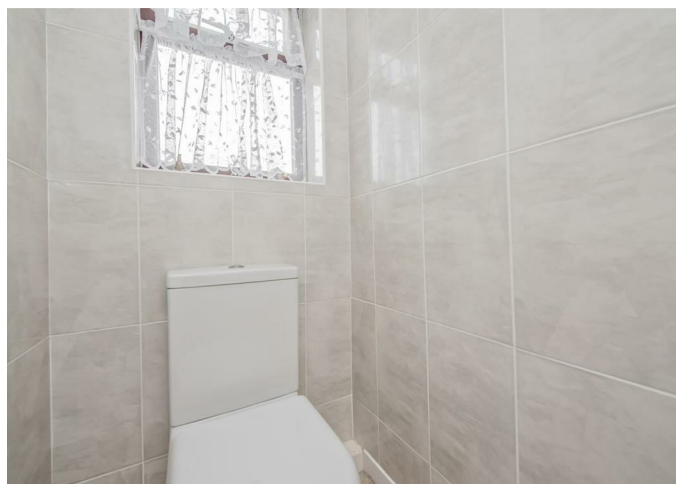
Double glazed window, central heating radiator

### Bathroom:



Double glazed window, a modern white suite comprising of a panelled bath, wash basin set into a vanity unit, glazed shower cubicle with shower, central heating radiator

### Separate WC:



Double glazed window, low flush WC

## TO THE OUTSIDE:



## Gardens:



The front garden is enclosed by a low wall and hedges and has two lawns. The rear garden is a good size and has a paved path, paved seating area, a lawn, hedge & fenced borders, a greenhouse, and planted beds containing a variety of ornamental planting

## Off Street Parking / Drive / Single Detached Garag



A good sized driveway provides useful off street parking for several cars and access to a detached single garage

## EPC Link:

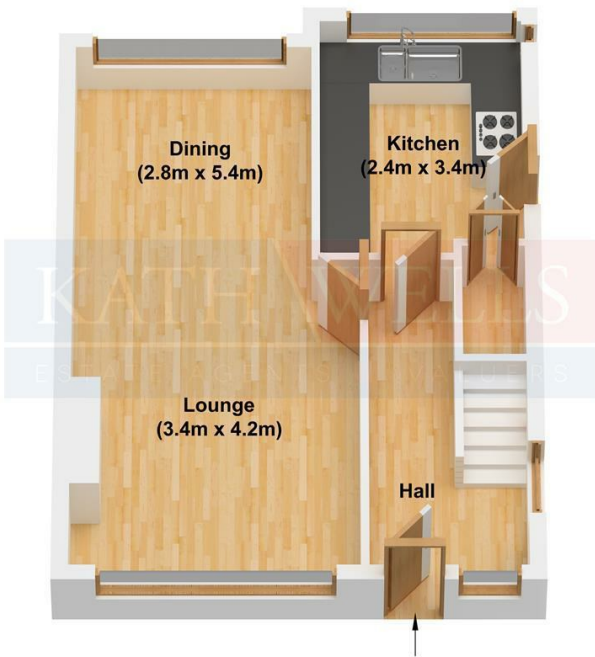
<https://find-energy-certificate.service.gov.uk/energy-certificate/8943-7422-4660-0664-4992>

## Council Tax Band & EPC Rating:

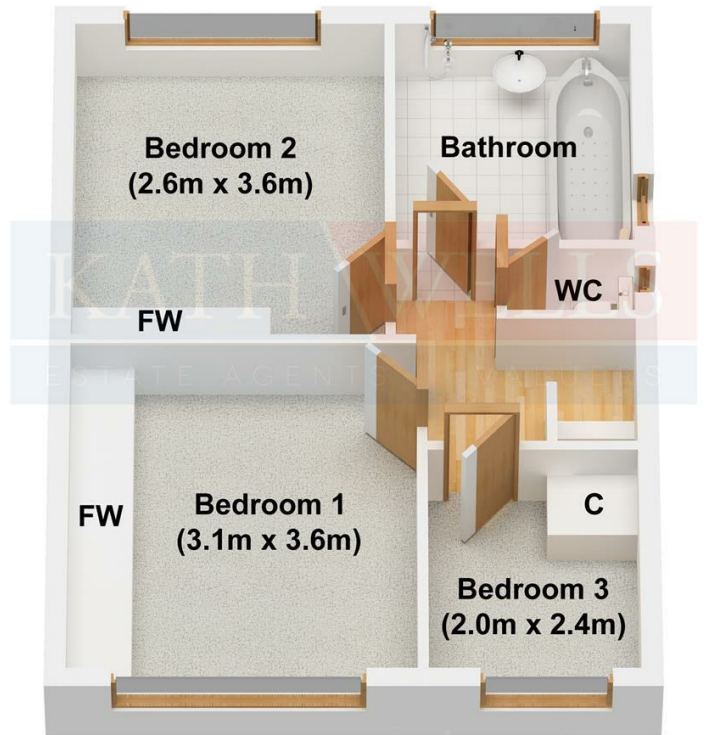
Council Tax Band: C / EPC Rating: D

## Floor Plan

### Ground Floor



### First Floor



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.