



Hawthorne Drive, Gildersome Leeds LS27 7YJ

welcome to

Hawthorne Drive, Gildersome Leeds

FABULOUS FOUR BEDROOM DETACHED FAMILY HOME, DOWNSTAIRS WC, LIVING ROOM, OPEN PLAN KITCHEN/DINER with BREAKFAST ISLAND and LOG BURNER, open access into the CONSERVATORY, ENSUITE to master bedroom and HOUSE BATHROOM. DRIVEWAY, INTEGRAL GARAGE and ENCLOSED LAWNED GARDEN. Good access to motorway links.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window.

Living Room

uPVC double glazed window to the front, two gas central heating radiators, gas fire.

Open Plan Kitchen/Diner

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric ovens, gas hob, instant boiling hot water/cold filtered water tap, integrated dishwasher and washing machine, space for a fridge freezer, gas central heating radiators, kitchen island, fitted log burner. Open access through to the conservatory.

Conservatory

uPVC double glazed windows, carpet, solid roof and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

uPVC double glazed window to the side, storage cupboard housing the water tank, access to the loft which is boarded and has electric.

Bedroom One

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

Ensuite

Shower cubicle, low level flush WC, wash hand basin,

heated towel rail, uPVC double glazed window to the side.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, tiled floor and walls, uPVC double glazed window to the side.

Exterior

Driveway leading to the integral garage, which has a metal up and over door and wooden door to the rear, lawned area to the front and to the rear is a fabulous enclosed lawned garden with paved seating area, perfect space for all the family to enjoy.

Please Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





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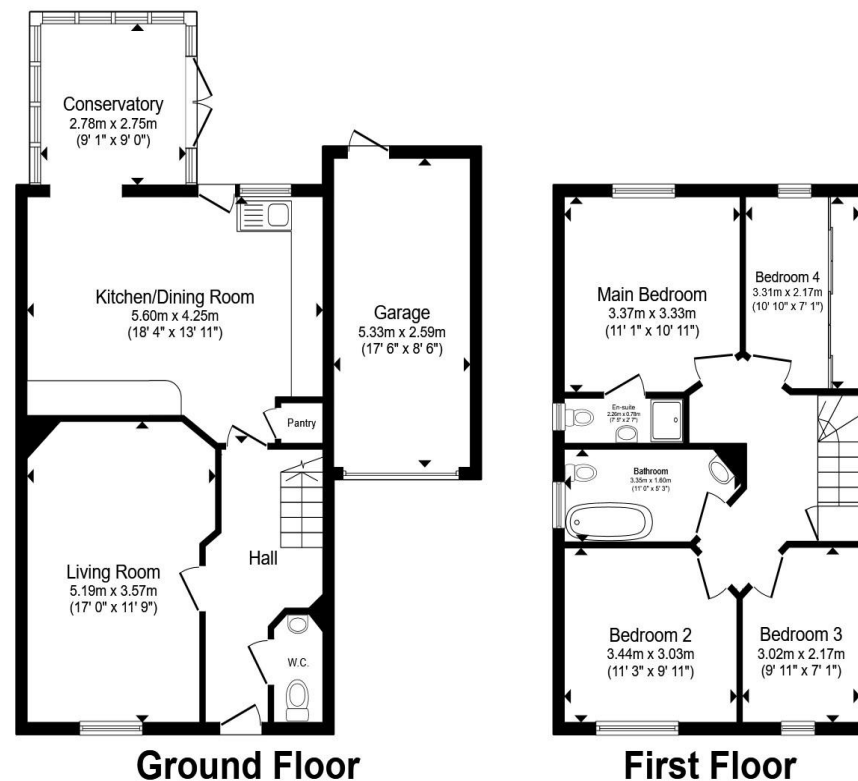
- Fabulous four bedroom detached family home
- Enclosed lawned and paved garden
- Driveway and garage
- Open plan kitchen/diner/conservatory
- Good access to motorway links and city centre

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£400,000



Total floor area 124.4 m² (1,339 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:
MLY111580 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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