KATH | WELLS

ESTATE AGENTS & VALUERS

1 Gainsborough Fields
Leeds



5 Bedroom House - Semi-Detached
£525,000

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1 Gainsborough Fields, Leeds, West Yorkshire, LS12 5DQ

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

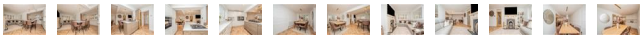
Living Room:





Double glazed window, inset electric fire, television point, central heating radiator, ample space for a wide range of living room furniture

Fitted Dining & Breakfast Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, gas hob, eye level oven / grill, inset sink & drainer, integral kitchen appliances (fridge / freezer & dishwasher), integrated breakfast bar for dining, ample space for a dining table & chairs, central heating radiator

Utility Room:



External door giving access to the rear, inset sink & drainer, fitted storage units, plumbing for an automatic washing machine

Downstairs WC:



Low flush WC, wash basin set into a vanity unit, central heating radiator

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a fully boarded loft space, central heating radiator

Bedroom One:





Double glazed window, fitted wardrobes, central heating radiator, dressing room

Bedroom Two:




Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Three:




Double glazed window, central heating radiator, fitted wardrobes

Bedroom Four:




Double glazed window, central heating radiator

Bedroom Five:




Double glazed window, central heating radiator

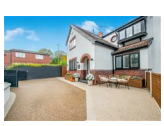
Bathroom / WC:




Double glazed window, four piece modern suite comprising of a paneled bath, a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:






Gardens:











The front garden is low maintenance & includes an artificial lawn. The rear garden is also low maintenance & fully enclosed & further benefits from an artificial lawn.

Converted Garage:



To the front of the property there is a garage which has been converted and is now being used as a bar & gym

Off Street Parking / Driveway:

A driveway provides useful off street parking for four cars

Council Tax Band & EPC Rating:

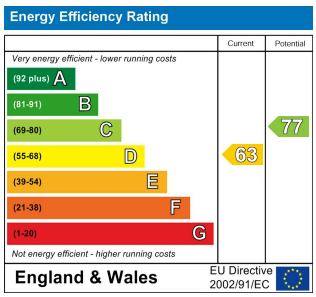
Council Tax Band: E / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/8490-7021-7390-8269-7292

Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan

Ground Floor



First Floor

