



Gledhow Valley Road, LEEDS LS8 4DP

welcome to

Gledhow Valley Road, LEEDS

A semi-detached family home offering three bedrooms, two reception rooms and a modern bathroom. Benefiting from front and rear gardens, off-street parking and a detached garage. Conveniently located close to local amenities, schools and transport links.



Hallway

With stairs leading to the first floor.

Living Room

A bright and airy room with a large bay window allowing a good amount of natural light to flow through.

Dining Room

Open to the kitchen with fully glazed sliding doors opening to the garden.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven, dishwasher and there are spaces for further appliances.

Bedroom One

A spacious double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

A modern bathroom, fully tiled and fitted with a three piece suite comprising a bath with shower over, wc and hand basin with storage below.

Outside

The front and rear gardens are both laid to lawn and a driveway provides off street parking.

Garage

A single detached garage.

Agent Notes

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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Gledhow Valley Road, LEEDS

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109893 - 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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