



Gledhow Wood Avenue, Leeds LS8 1NY

welcome to

Gledhow Wood Avenue, Leeds

A four-bedroom detached property boasting an array of impressive character features throughout. Benefiting from beautifully presented and landscaped front and rear gardens, along with a driveway and garage. This is a fantastic opportunity not to be missed, and early viewing is highly recommended.



Ground Floor

Entrance Hall

A spacious and welcoming entrance hall filled with natural light from the beautiful stained-glass front door. Featuring elegant ceiling coving, and a charming archway that adds further character and appeal. Stairs leading up to the first floor, with a large under-stairs cupboard, and doors leading into the kitchen and garage. The hall is heated by a large fitted radiator. This impressive entrance sets the tone for the rest of the home.

Lounge

A bright and airy living space, enhanced by two large double-glazed windows that allow an abundance of natural light to flood the room. The room benefits from two fitted radiators, and an open fire, enhanced by a craftsman built stone fireplace and hearth. Elegant coving to the ceiling adds a touch of character, while the stunning stone archway provides a striking focal point, adding charm and character to this impressive living area. Door to kitchen.

Kitchen

The kitchen benefits from a double-glazed window and an external door. Stylish spotlights to the ceiling enhance the bright and modern feel of the room. Generously sized and well equipped, the kitchen offers an excellent range of wall and base units with under unit lighting, complemented by ample worktop space and a built-in breakfast table. There are integrated appliances including a gas hob, together with additional space for freestanding appliances, making this a highly practical and functional kitchen. The tiled floor benefits from electric underfloor heating, and doors to the dining room / seating area and lounge.

Dining Room/ Lounge

This versatile room enjoys an abundance of natural light from a side and rear double-glazed window, as well as French doors that open directly onto the paved patio and rear garden. Benefiting from a fitted radiator and generous proportions throughout, the

room offers excellent flexibility to suit a variety of uses, and leads seamlessly into the main lounge through a feature stone archway.

Garage

First Floor

Bedroom One

A spacious double bedroom featuring a double-glazed window and a fitted radiator. The room also benefits from a range of fitted wardrobes spanning one wall, providing excellent built-in storage while maintaining a bright and comfortable feel.

Bedroom Two

A double bedroom featuring a double-glazed window and a fitted radiator. The room also benefits from fitted cupboards, providing useful built-in storage.

Bedroom Three

A double bedroom featuring a double-glazed window and a fitted radiator. The room also benefits from fitted cupboards, providing useful built-in storage.

Bedroom Four

A double bedroom featuring a rear double-glazed window and a fitted radiator.

Shower Room

A modern bathroom featuring a large double-glazed window and a stylish chrome radiator. Fully tiled walls and flooring are complemented by spotlights to the ceiling, creating a bright and contemporary feel. The suite comprises a shower cubicle, low-level WC, and a vanity unit with useful under-sink storage.

W.C

A separate W.C. adds further convenience to the home. Featuring a double-glazed window and a fitted radiator, the room includes a W.C. and a vanity wash basin with useful under-storage. A clean, bright, and well-presented space.

External

The property boasts fantastic outdoor space, with a garage, driveway, and a spacious block-paved frontage providing additional off-road parking. A side pathway offers convenient access to the rear garden. To the rear, there is a beautifully presented lawned garden surrounded by mature planting, creating a peaceful and private setting that is perfect for relaxing and enjoying the outdoors. The garden also benefits from a large greenhouse and paved patio area.

Garage

Single garage with electric remote roller door, and storage area.

Access door to entrance hallway, and external pedestrian doorway.

Adjacent door to small coal / wood storage.

Agent 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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welcome to

Gledhow Wood Avenue, Leeds

- DETACHED
- FOUR BEDROOMS
- FRONT AND REAR GARDENS BEAUTIFULLY LANDSCAPED
- GARAGE AND DRIVEWAY
- CHARACTERFUL FEATURES THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK110023 - 0004

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william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk