

**27 CHURCHGATE, GILDERSOME, LEEDS, WEST YORKSHIRE LS27 7HA**

**£300,000**

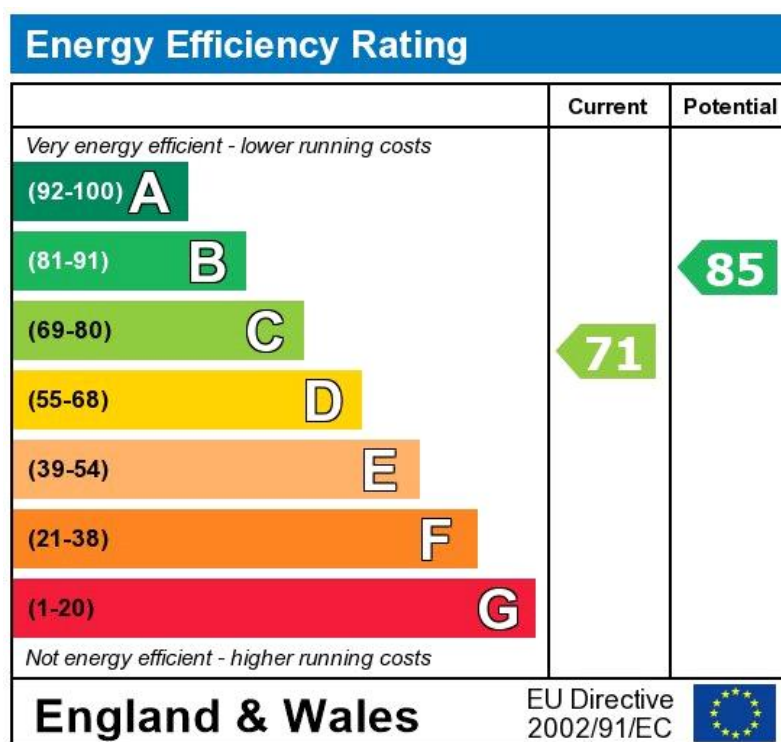


**PROPERTY REFERENCE CODE: RS3690**

## **27 CHURCHGATE, GILDERSOME, LEEDS, WEST YORKSHIRE LS27** **7HA**

DPSH PROUDLY PRESENTS THIS EXTENDED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, SITUATED IN A SMALL, SOUGHT-AFTER ESTATE IN GILDERSOME. FEATURING SPACIOUS LIVING, A LARGE GARAGE, AND A PRIVATE REAR GARDEN, THIS PROPERTY IS IDEAL FOR FAMILY LIFE. CHECK OUT THE FLOOR PLANS AND VIRTUAL TOUR

- **\*\*PLEASE SEE VIRTUAL TOUR\*\***
- FANTASTIC EXTENDED FAMILY HOME
- ENVIABLE PLOT IN A SOUGHT AFTER LOCATION
- SOUTH FACING REAR GARDEN
- 3 WELL-PROPORTIONED BEDROOMS
- MODERN KITCHEN
- 2 SHOWER ROOMS
- CUL-DE-SAC
- NEARBY ACCESS TO COMMUTER LINKS
- WALKING DISTANCE TO GREAT PRIMARY AND SECONDARY SCHOOLS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

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#### **Ground Floor**

Step into the welcoming entrance hallway, which offers space for coats and shoes and provides access to the open-plan ground floor accommodation. To the front of the home, the lounge is a bright and spacious living area, enhanced by a large front-facing window that floods the room with natural light, a feature fireplace that offers a focal point, and storage that can be found under the staircase. Moving to the rear, a dining area provides ample space for a large dining table and chairs connecting to the extended kitchen, creating a perfect flow for entertaining or relaxing with family.

The kitchen diner stretches the full width of the property, featuring modern fitted units and integrated appliances. A large rear window offers views of the private garden, while patio doors lead directly outside, making it an excellent space for indoor-outdoor living.

Conveniently located on the ground floor, the shower room features a modern three-piece suite, including a walk-in shower, hand basin and WC with low-level flush.

### First Floor

A staircase from the hallway leads to a central landing offering storage, and access to all three bedrooms and the family bathroom. A loft hatch with drop-down ladder provides access to the boarded-out loft space.

The master bedroom is a generously sized double, boasting built-in wardrobes and is located at the front of the property, benefiting from natural light and a peaceful outlook onto the quiet estate.

The second bedroom, at the rear of the home, is another spacious double benefiting from built-in wardrobes and tranquil views of the garden through a large window.

The third bedroom is a versatile, front-facing single room, making it ideal for use as a child's bedroom, home office, or study.

### Outside

The property is situated in a cul-de-sac with the attached garage accessible via a driveway, providing ample off-street parking. The garage has power and an electric roller door and offers excellent additional space with a door to the rear allowing access from the garden. The rear garden is south-facing and fully enclosed, offering a private and well-sized area, ideal for outdoor activities or relaxing in the warmer months.

### Location

Nestled in a small, sought-after estate in Gildersome, this property offers a rare combination of a quiet, community-focused location with easy access to nearby amenities. Local shops, schools, and transport links are all within close reach, while Morley Town Centre and major motorway connections are just a short drive away, making it ideal for families and commuters.

### Explore More

This extended family home in Gildersome presents a fantastic opportunity for buyers seeking space, versatility, and a prime location. With the potential to add your personal touch, it's a must-see. View the floor plans, take the virtual tour, and book your viewing today!

Council Tax Band: C

Tenure: Freehold

Parking options: Driveway, Garage, Off Street, On Street

Garden details: Enclosed Garden, Private Garden, Rear Garden



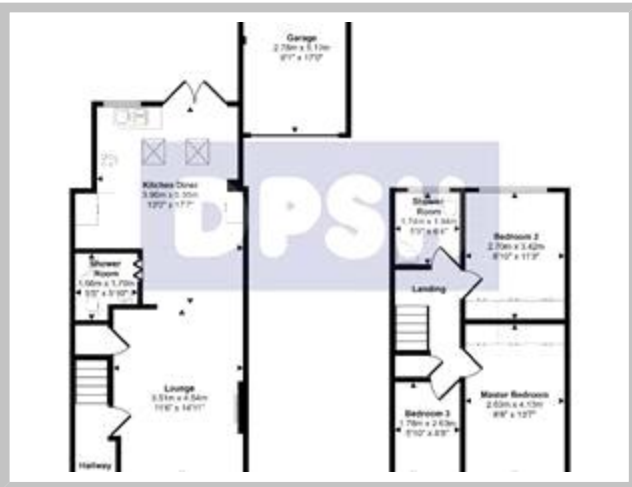












**TENURE:** We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.