



Forest Bank, Leeds, LS27

£155,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

HOUSESIMPLE are pleased to present to the open market this superb TWO double bedroom END town house with PVCu double glazing and gas central heating. This IMPRESSIVE property comprises briefly to the ground floor: Front entrance vestibule, spacious lounge, impressive modern high glos

Key features:

- Two bed
- fitted kitchen
- shower room

Extra info:

- **Property Age:** 30 years
- **Council Tax:** Band a (£1000.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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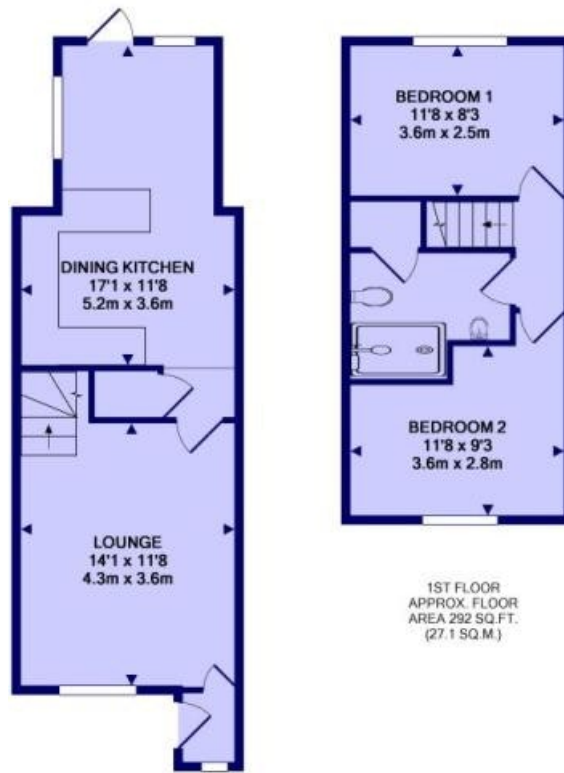
This IMPRESSIVE property comprises briefly to the ground floor: Front entrance vestibule, spacious lounge, impressive modern high gloss fitted kitchen with integral double oven and five zone electric induction hob with woodblock worktop surfaces and through access to a conservatory. A first floor landing provides access to two double bedrooms and a shower room fitted with modern white suite and spacious shower cubicle.

Externally to the front of the property there is a lawned garden with concrete parking area to the side. There is a single attached garage to the side with plumbing for an automatic washing machine. To the rear of the property there is a timber decked patio area providing ease of maintenance.

An internal viewing is highly recommended and we consider this the only way to fully appreciate the size and quality of accommodation on offer.

Situated within a popular residential location Gildersome offers an excellent range of local shopping amenities. Further shopping amenities including Marks & Spencer, Ikea and Showcase Cinema can be found at Birstall Retail Park. This property is convenient for access onto the M621 and M62 motorway placing the principal trading centres of West Yorkshire within reasonable daily commuting distance.

Floor plan:

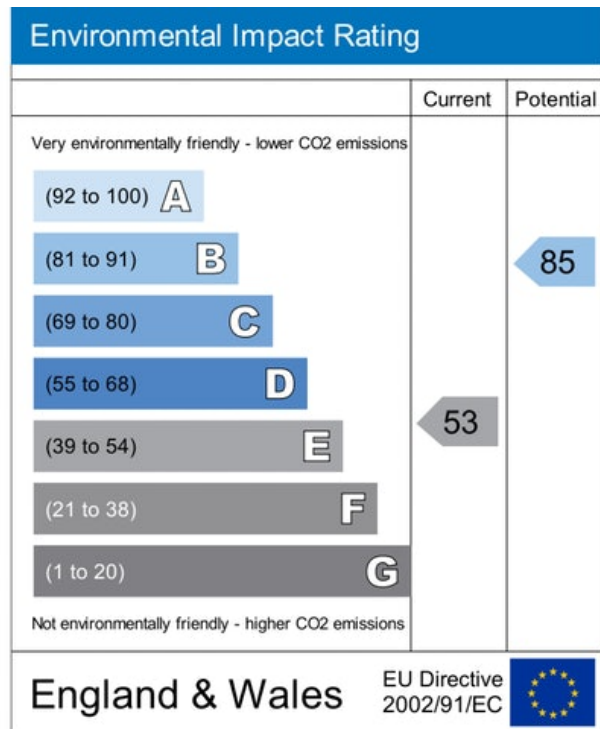
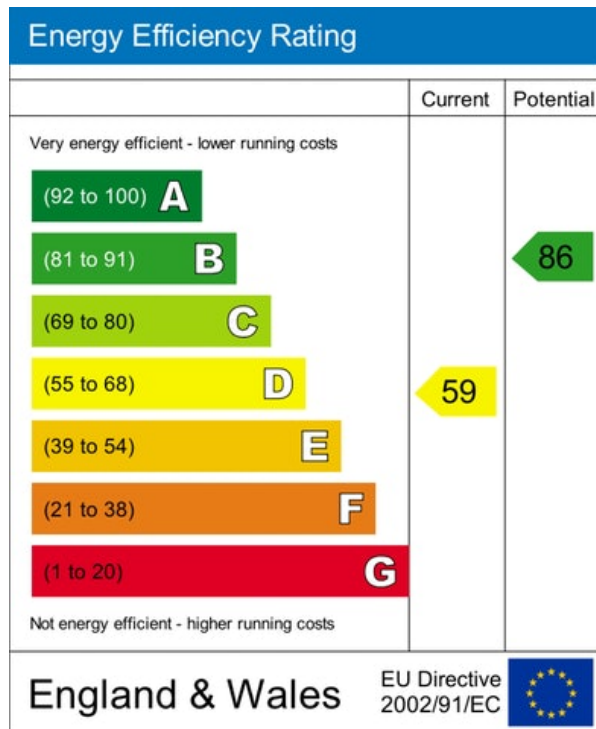


GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

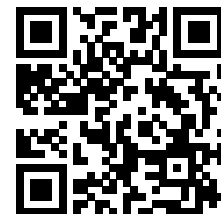
FOREST BANK
TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 SQ.M.)
plan not to scale - strictly for identification purposes only
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Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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