



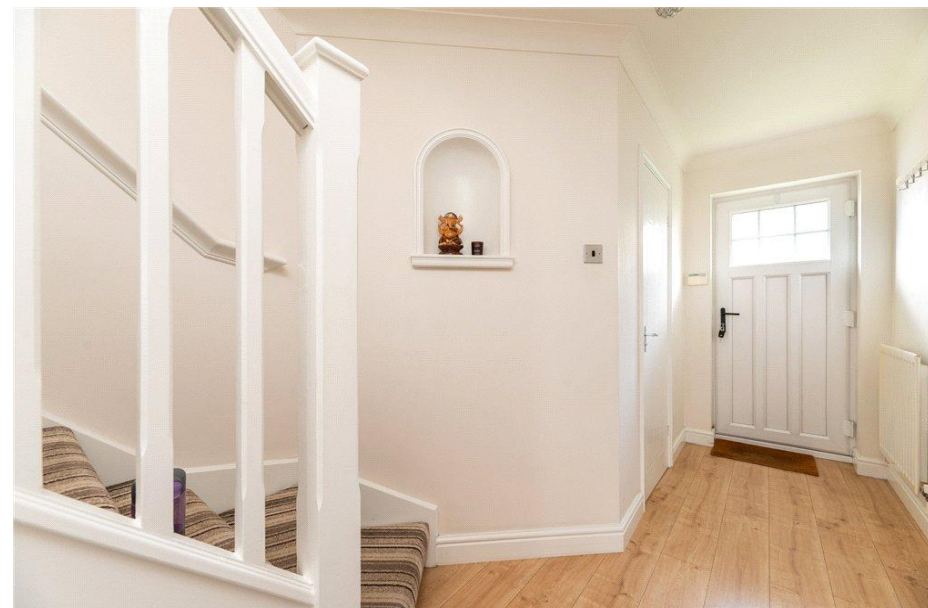
12 Hawthorne Drive, Gildersome, Morley, LS27 7YJ

Delightfully situated in a quiet cul-de-sac close to the heart of Gildersome village this four-bedroom detached house is beautifully presented and tastefully decorated throughout. An early viewing is highly recommended to fully appreciate everything this fabulous family home has to offer.

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General Remarks

Located in a highly sought after residential area, this four-bedroom detached property would make an ideal family home. Offering spacious living accommodation with a fabulous open plan dining kitchen it is certain to appeal to a wide variety of potential buyers and a viewing is essential.

The ground floor accommodation comprises; - front entrance hall with guest WC and stairs rising to the first floor, front facing living room and a spacious dining kitchen with an open plan orangery with access to the rear garden.

The well-appointed dining kitchen has fitted wall and base units, ample worktop space, centre island and a wood burner, Integrated appliances include- gas hob, electric oven, dishwasher and washing machine.

On the first floor there are four bedrooms, one of which has fitted wardrobes to one wall and is currently used as a dressing room, the master bedroom has an en-suite shower, WC and wash basin. The family bathroom is part-tiled and has a modern three-piece suite including bath with shower over and shower screen. The landing has an airing/linen cupboard and provides access to a part boarded loft which is complete with retractable ladder, light and provides a useful additional storage space.

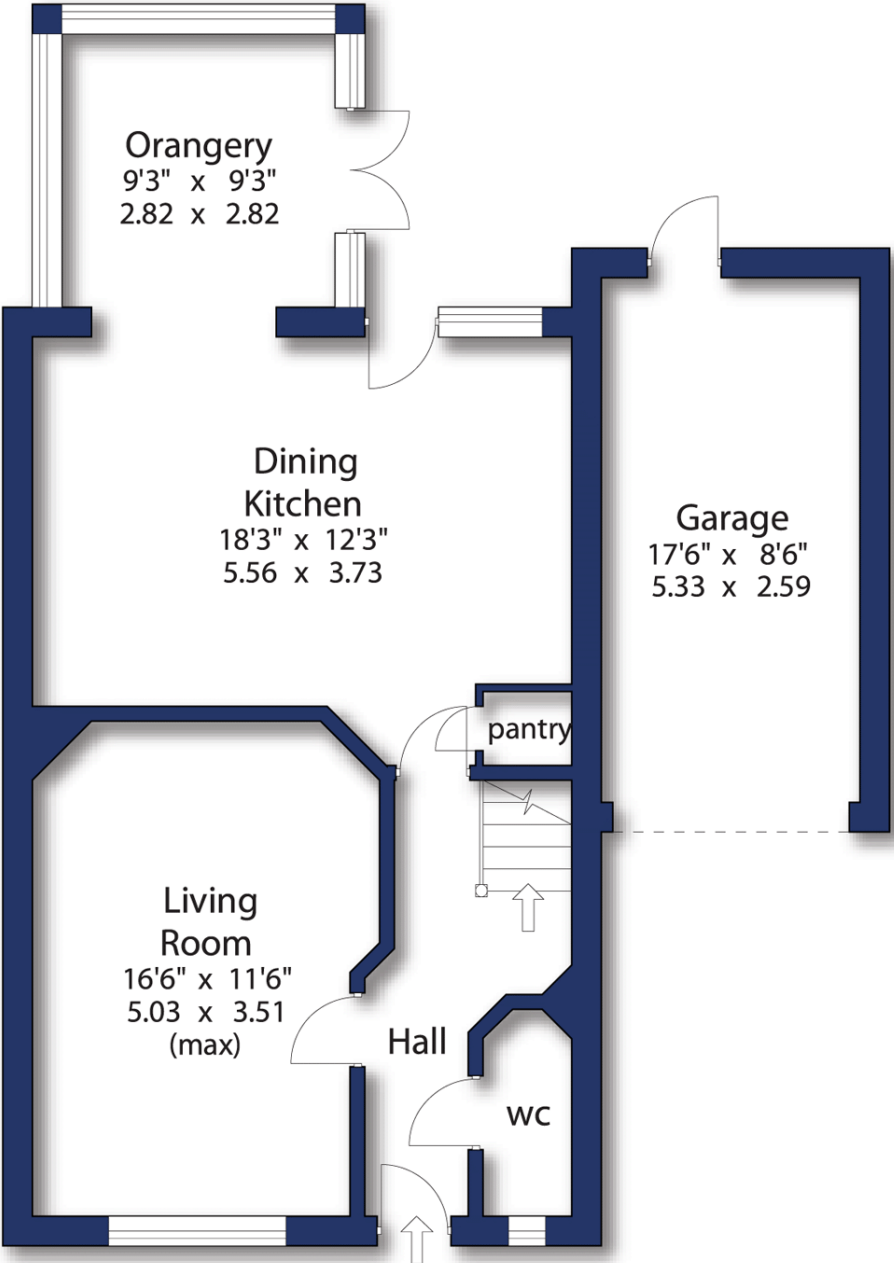
Externally, to the front of the property there is a small lawned garden with a driveway to the side that provides off-street parking leading to the single garage. The rear garden is fully enclosed, mainly laid to lawn with borders well stocked with established plants and bushes. The generous patio area provides the ideal space for relaxing or enjoying a barbecue.



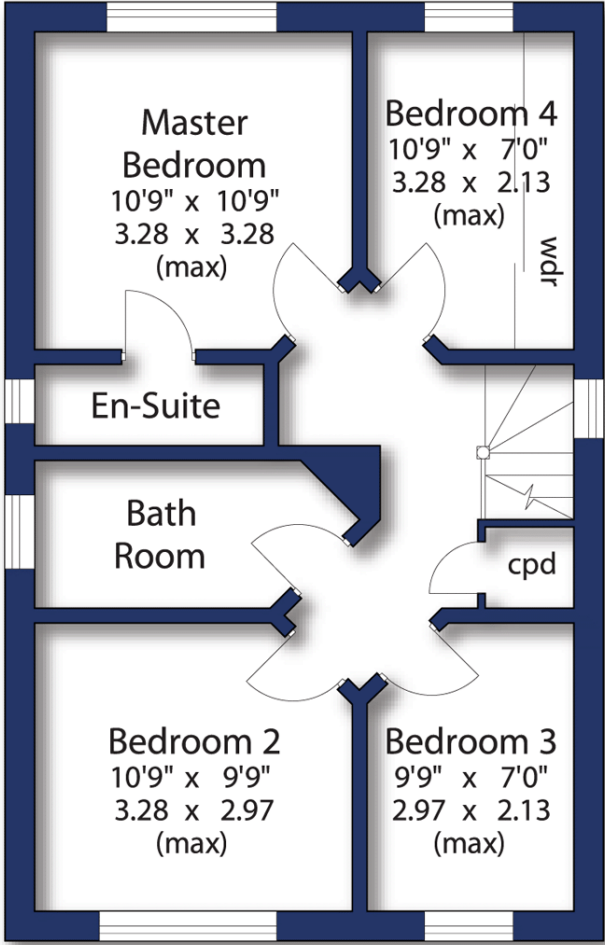




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

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ARRANGE A VIEWING

Call 0113 322 6333 or email
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