



### 3 bed semi-detached house to buy in LS16

Silk Mill Drive, Leeds, West Yorkshire, LS16 6PY

**£115,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ SPACIOUS AND PRIVATE REAR
- ✓ BRIGHT CONSERVATORY WITH FRENCH DOORS
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for a range of buyers, including families and first-time purchasers.

Upon entering the property, you are welcomed by a spacious entrance hallway offering ample built-in storage and plenty of room, creating a practical and inviting first impression.

The property features a bright and welcoming living area with a modern open-plan feel, creating a sociable and practical space for everyday living. A feature fireplace adds character to the room, whilst the overall layout allows for plenty of natural light throughout.

To the rear of the property is a contemporary fitted kitchen complete with integrated appliances, ample worktop space, stylish cabinetry and a breakfast bar area, ideal for casual dining. The adjoining conservatory provides an additional reception space overlooking the garden, with French doors opening directly onto the patio and lawn beyond.

Upstairs, the property offers three well-proportioned bedrooms, all decorated in neutral tones to create a light and airy feel. There is also a useful loft room providing flexible additional space, suitable for storage, a hobby room or home working area.

Externally, the property benefits from a generous and private rear garden offering a good degree of privacy. A paved patio area creates the perfect setting for outdoor dining and entertaining during the warmer months.

Additional outdoor storage is provided via multiple sheds.

To the front, there is private off-road parking via a driveway, together with a neatly presented front garden and gated side access.

Agent's Note: This property is of non-standard construction Wimpey No Fines and may therefore be subject to specific lender criteria, which interested parties should verify with their mortgage provider.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1950

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Total Area: 137.0 m<sup>2</sup> ... 1474 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>	66		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Silk Mill Drive, Leeds, West Yorkshire, LS16 6PY

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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