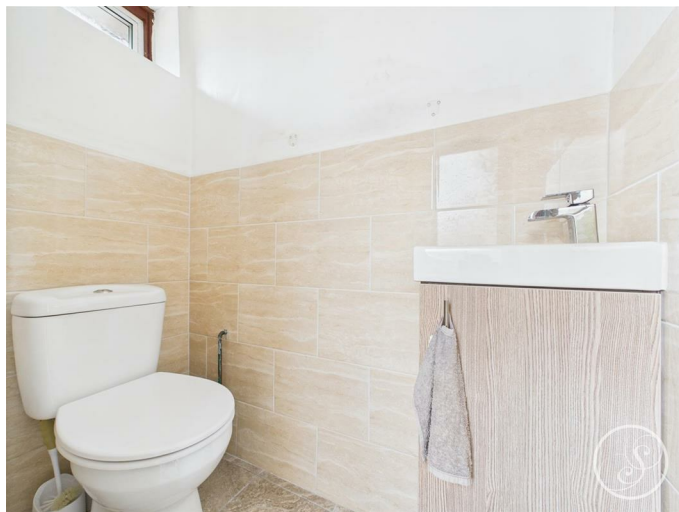## Gibson Drive., Leeds, LS15 9BG

### £240,000

Offered for sale is this spacious three bedroom semi detached family home. The property is situated in a popular area and has easy access to local amenities including shops, schools and Temple Newsam park. Comprising: entrance porch, guest wc, lounge/diner, kitchen, three bedrooms and a shower room. Externally the property has gardens to the front and rear. In addition there is off street parking and a garage.

## Entrance Porch

Door leading into lounge/diner. Door leading into guest wc.

## Guest WC



Fitted with a wc and vanity wash hand basin.

## Lounge/Diner



Staircase leading to first floor. Under stairs storage cupboard. Central heating radiators. Window to front. Patio to rear leading out to the garden.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Gas cooker point. Space for fridge/freezer. Plumbing for washing machine. Pantry. Door to side and window to rear.

## First Floor Landing

Window to side. Access into loft.

## Bedroom One



Built in storage. Window to front. Central heating radiator.
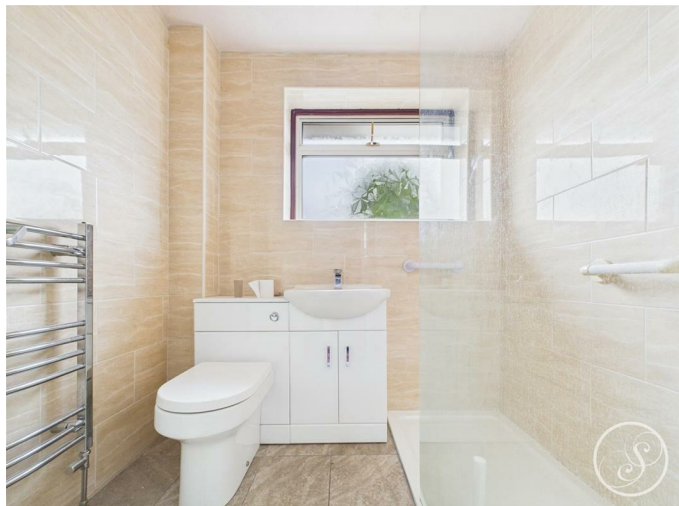
## Bedroom Two



Window to rear. Central heating radiator.

## Bedroom Three

Window to front. Central heating radiator.

## Shower Room



Fitted with a walk in shower, vanity wash hand basin and wc. In addition there is tiling a heated towel rail and a window to the rear.
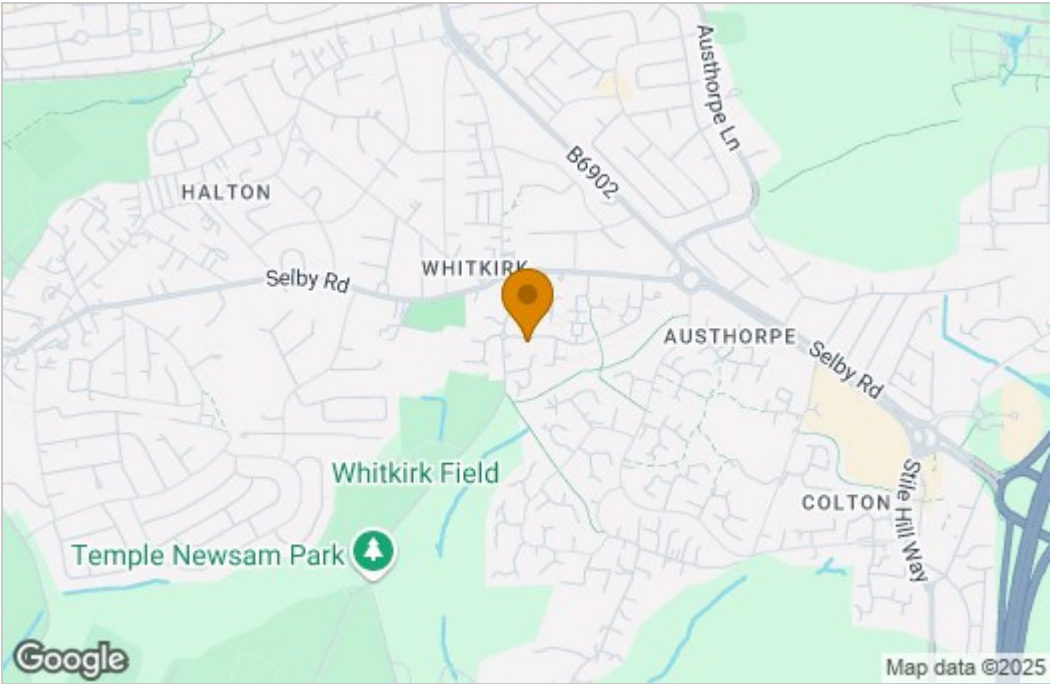
## External



Gardens to both the front and rear

## Garage
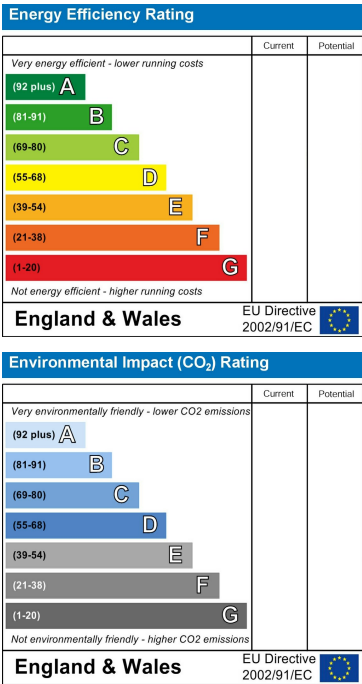
Up and over door. Door to rear.

# Floor Plan

**WC**
0.78 x 1.54 m
2'6" x 5'0"

**Storage**

**Entry**
1.01 x 1.87 m
3'3" x 6'1"

**Kitchen**
2.49 x 3.26 m
8'2" x 10'8"

**Lounge/Diner**
5.30 x 7.16 m
17'4" x 23'5"

Floor 0

**Approximate total area** [1]
76.1 m²
821 ft²

**Bedroom**
2.04 x 2.45 m
6'8" x 8'0"

**Landing**
2.01 x 2.83 m
6'7" x 9'3"

**Shower Room**
2.04 x 1.69 m
6'8" x 5'6"

**Bedroom**
3.17 x 3.51 m
10'4" x 11'6"

**Bedroom**
3.18 x 3.00 m
10'5" x 9'10"

Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE**360**

# Area Map



Map data ©2025

# Energy Efficiency Graph

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

**Environmental Impact (CO$_2$) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

**England & Wales** — EU Directive 2002/91/EC

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