



Lowther Grove | Garforth | LS25 1EN

Asking Price £300,000

Four bedroom extended semi-detached property | Council tax band C | EPC rating D

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*** EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY. THREE RECEPTION ROOMS. KITCHEN WITH RANGE STYLE COOKER. FOUR PIECE SUITE IN BATHROOM. AMPLE OFF-ROAD PARKING & GARAGE ***

Calling all growing families! Situated on a corner plot is this EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY, offered for sale located a short walk from the amenities of Main Street and the local high school. The property benefits from gas central heating, double-glazing and ample off-road parking for several cars. The accommodation briefly comprises: Entrance hallway, lounge with a bay window, dining room, useful sitting room/play room and fitted kitchen with a 'range style' cooker with 5 ring hob. To the first floor, there are four bedrooms - master with a bay window, and a family bathroom which includes a four piece suite. There is a large lawn garden to the front, with a driveway to the side offering off-road parking for a number of cars, and leading to a brick-built garage. To the rear, is a paved patio garden with room for outside seating.

Ground floor

Entrance Hall

Front entrance door with two side panels, wood flooring, built-in under-stairs storage cupboard, stairs to the first floor, open-plan to the kitchen and dining room. Door to:

Sitting Room 4.11m x 4.04m (13'6" x 13'3")

Double-glazed window to the rear, double-glazed window to the front, radiator and wood flooring.

Lounge 3.35m x 3.38m max (11'0" x 11'1" max)

Measurements plus bay.

Double-glazed bay window to the front, wood flooring and coving to the ceiling.

Dining Room 4.04m x 3.17m (13'3" x 10'5")

Double-glazed window to the rear, radiator, wood flooring and coving to the ceiling.

Kitchen 3.28m max x 2.95m max (10'9" max x 9'8" max)

Fitted with a range of base and eye level units with worktop space over with drawers and a stainless steel sink with

mixer tap. Plumbing for an automatic washing machine and dishwasher, range style cooker with five ring gas hob with extractor hood above and a stainless splashback. Double-glazed window to the rear, double-glazed window to the side, radiator, wood flooring, under stairs storage cupboard and a side entrance door.

First floor

Landing

Access to the loft space with a loft ladder and loft space boarded for storage and a door to:

Family Bathroom

Fitted with a four piece suite comprising; deep bath with hand shower attachment, wash hand basin with storage cupboard under, shower enclosure and low-level WC,. Tiled surround, double-glazed window to the rear, double-glazed window to the side, chrome ladder style radiator and tiled flooring.

Bedroom 1 3.66m x 3.15m max (12'0" x 10'4" max)

Measurements plus bay.

Double-glazed bay window to the front and a radiator.

Bedroom 2 3.78m x 2.95m max (12'5" x 9'8" max)

Double-glazed window to the rear and a radiator.

Bedroom 3 2.39m x 2.11m (7'10" x 6'11")

Double-glazed window to the front and a radiator.

Landing

Double-glazed window to the side and a door to:

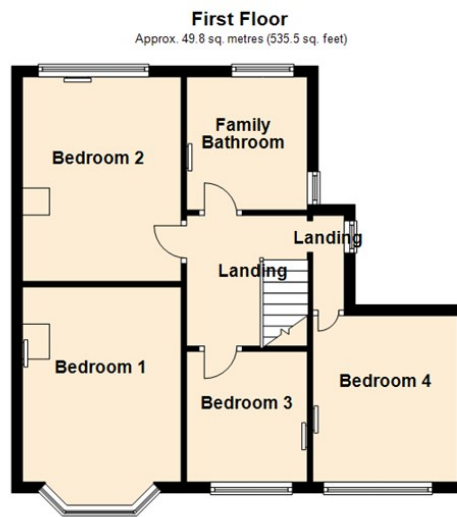
Bedroom 4 2.84m x 2.69m (9'4" x 8'10")

Double-glazed window to the front and a radiator.

Outside

Situated on a corner plot, there is a large lawned garden to the front with driveway to the side providing off-road parking for several cars. The driveway leads to a brick-built garage, which has an up-and-over door. To the rear, there is a paved patio seating area .





Total area: approx. 105.0 sq. metres (1129.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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