



Sturton Avenue | Garforth | LS25 2EY

£235,000

Three/four bedroom dormer style bungalow | Council Tax Band C | EPC Rating D

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\*\*\* THREE/FOUR BEDROOM DORMER STYLE BUNGALOW \* NO CHAIN! \* TWO RECEPTION ROOMS \* GOOD SIZED DINING/KITCHEN \* GROUND FLOOR BATHROOM \* EN-SUITE SHOWER ROOM \* GARAGE \* CARPORT \*\*\*

Locate within East Garforth, is this very versatile THREE/FOUR BEDROOM SEMI-DETACHED DORMER STYLE BUNGALOW, offered for sale with NO CHAIN! The property is located within a cul-de-sac location, which has easy access to local schools, motorway connections and public transport links. The property has both partial central heating and double-glazing, and is situated on a generous plot. The property requires full modernisation, but offers so much potential to the right buyer. The accommodation briefly comprises: Entrance porch, dining/kitchen, inner hallway, bathroom with a corner bath, large lounge, master bedroom and a dining/sitting room with sliding patio doors to the rear garden. To the first floor, there is a landing with access into the eaves storage space, two additional double bedrooms - plus an occasional bedroom/dressing room which has an en-suite shower room. There are gardens to the front and rear, the rear being a good size with a lawn and mature shrubs. There is a long driveway to the side, which leads to a detached garage and carport and offers ample off-road parking for most growing families. Viewing is absolutely recommended to appreciate the versatility of the accommodation on offer and the opportunities available to create further accommodation.

## Ground floor

### Porch

Double-glazed window to the front, double-glazed window to the side and a double-glazed rear entrance door.

### Dining/kitchen 4.27m x 3.12m (14'0" x 10'3")

Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel sink unit with a single drainer and mixer tap, plumbing for an automatic washing machine, a gas point for a cooker and a pull-out extractor hood. Double-glazed window to the side, double-glazed window to the front, radiator, timber panelled ceiling and a door to:

### Inner Hallway

Radiator and a door to:

### Lounge 5.28m x 3.63m (17'4" x 11'11")

Double-glazed window to the front, fireplace, radiator, three wall light points, coving to the ceiling and stairs to the first floor landing.

### Master Bedroom 3.28m x 3.63m (10'9" x 11'11")

Double-glazed window to the rear, radiator and a door to an under-stairs storage cupboard.

### Sitting Room 2.36m x 3.10m (7'9" x 10'2")

Radiator and a double-glazed sliding patio door to the rear garden.

### Family Bathroom

Fitted with a three piece modern white suite with a corner bath, pedestal wash hand basin and a low-level WC. Tiled surround, chrome ladder radiator and a double-glazed window to the side.

## First floor

### Landing

Access to the loft space, double doors to a storage cupboard which gives access into the eaves storage space.

### Bedroom 2 3.43m x 3.66m max (11'3" x 12'0" max)

Measurements max into wardrobes.

Double-glazed window to the rear, fitted wardrobes to one wall with hanging rails and two wall light points.

### Dressing Room 2.72m x 3.61m max (8'11" x 11'10" max )

8'11" x 11'10" max ( 9'9" to wardrobes) Occasional bedroom or dressing room.

Double-glazed dormer window to the side, two built-in wardrobes and a sliding door to the bedroom.

### En-suite Shower Room

Fitted with a three piece coloured suite comprising; shower enclosure, pedestal wash hand basin and a low-level WC. Extractor fan, tiled surround and a radiator.

### Bedroom 3 3.40m x 3.15m (11'2" x 10'4")

Double-glazed window to the rear.

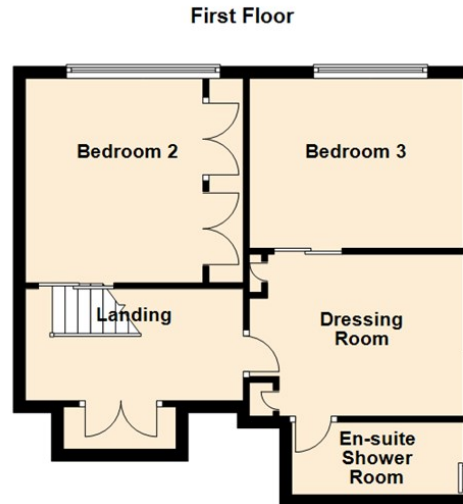
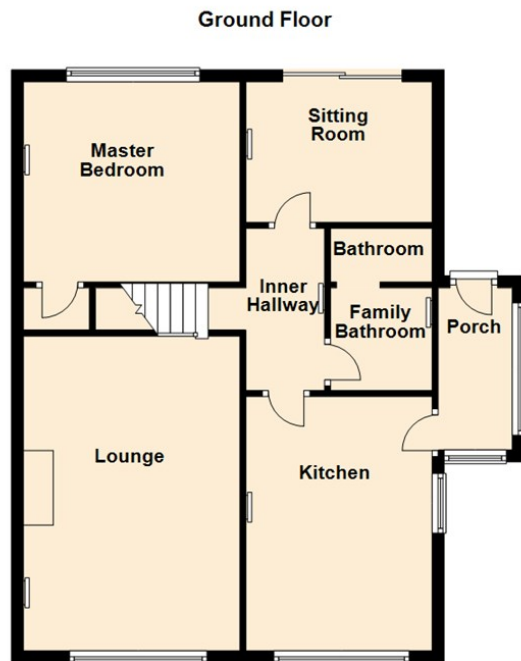
## Outside

There is a garden area to the front with a long driveway to the side leading to a single detached garage and carport to the side. There is ample off-road parking for a number of cars. To the rear, there is a lawned garden with mature shrubs and borders.









Total area: approx. 114.4 sq. metres (1231.6 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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