



Firth Fields | Garforth | LS25 2HD

£375,000

Four Bedroom Extended House | Council Tax Band C | EPC Rating C

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*** FOUR BEDROOM LARGE EXTENDED SEMI-DETACHED HOUSE * NOT OVERLOOKED TO THE REAR * THREE RECEPTION ROOMS * UTILITY ROOM & W.C * LARGE MASTER SUITE WITH A WALK-IN WARDROBE & EN-SUITE SHOWER ROOM * AMPLE OFF-ROAD PARKING ***

Stunning larger than average EXTENDED FOUR BEDROOM SEMI-DETACHED property, situated in a pleasant neighbourhood renowned for its strong local community and nearby schools. This home is ideal for families who desire a comfortable and convenient lifestyle.

Boasting a generous four bedrooms and three reception rooms, this property offers versatile living spaces, designed to accommodate the needs of a modern family. The open-plan kitchen is the heart of the home, providing a delightful space for both cooking and dining. Equipped with a range-style cooker and built-in dishwasher, this kitchen offers both style and function plus a good sized utility room and downstairs W.C. provides practicality and further enhances the functionality of this home. Furthermore, there are three reception rooms. The lounge is illuminated by a large front window and features a remote control electric fire, creating a warm and inviting atmosphere. The conservatory provides beautiful garden views and direct access to the well-maintained garden, allowing for seamless indoor/outdoor living. In addition there is a versatile dining room, which would make an excellent family room or workspace. The master bedroom, a true highlight, is spacious and includes a walk-in wardrobe, providing ample storage for your belongings and an en-suite shower room. The second and third bedrooms are both large doubles, with the third bedroom boasting built-in wardrobes. The property features a spacious well-appointed four piece bathroom suite, perfect for relaxation. This property also offers off-road parking for multiple cars at the front. To the rear, there is a spacious mature garden with lawn and patio seating.

Ground floor

Entrance Hall

Radiator, wood effect laminate flooring, coving to the ceiling, built-in under-stairs storage cupboard, stairs to first floor landing and a door to:

Lounge 7.80m max x 3.61m max (25'7" max x 11'10" max)

25'7" max x 11'10" max (8'10" min)

Double-glazed window to the front, two radiators, wood effect laminate flooring, coving to the ceiling, remote control electric wall mounted fire, double-glazed patio door, and door to:

Conservatory

Half brick and double-glazed construction with PVCu double-glazed windows and a poly-carbonate roof, wood effect laminate flooring and a double-glazed French double door to the garden.

Kitchen/Diner 3.94m max x 5.97m max (12'11" max x 19'7" max)

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and a mixer tap. Tiled splashbacks, built-in dishwasher, dual fuel range style cooker with a five ring gas hob, an electric double oven and an extractor hood. Tiled floor, double-glazed window to the rear, radiator, coving to the ceiling and recessed spotlights. Built-in under-stairs storage cupboard. Double-glazed French double doors to the garden and a door to:

Dining Room/Family Room 5.23m x 2.36m (17'2" x 7'9")

Double-glazed window to the front and a radiator.

Utility Room 2.97m x 2.06m (9'9" x 6'9")

Range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap. Tiled splashbacks, plumbing for an automatic washing machine, space for a tumble dryer, double-glazed window to the side, radiator, tiled flooring, coving to the ceiling and a door to:

WC

Double-glazed window to the side, fitted with a two piece suite comprising; wash hand basin and low-level WC. Extractor fan, tiled splashback, radiator, tiled flooring and coving to the ceiling.

Side Porch

Double-glazed window to the side, built-in storage cupboard with a wall mounted gas boiler and a double-glazed side door.

First floor

Landing

Door to:

Master Bedroom 4.04m x 3.66m (13'3" x 12'0")

Double-glazed window to the front, radiator, access to the loft space and a door to:

En-suite Shower Room

Fitted with a three piece suite comprising; shower enclosure, wash hand basin with base cupboard and storage under and a low-level WC. Extractor fan, tiled surround, double-glazed window to the rear, chrome ladder style radiator, tiled flooring and recessed spotlights.

Walk-in Wardrobe

With hanging rail and recessed spotlights.

Bedroom 2 3.89m x 3.33m (12'9" x 10'11")

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

Bedroom 3 3.84m x 3.48m (12'7" x 11'5")

Double-glazed window to the front, range of fitted wardrobes with hanging rail, shelving and drawers, radiator and coving to the ceiling.

Bedroom 4 2.62m x 2.26m (8'7" x 7'5")

Double-glazed window to the front, built-in storage cupboard and a radiator.

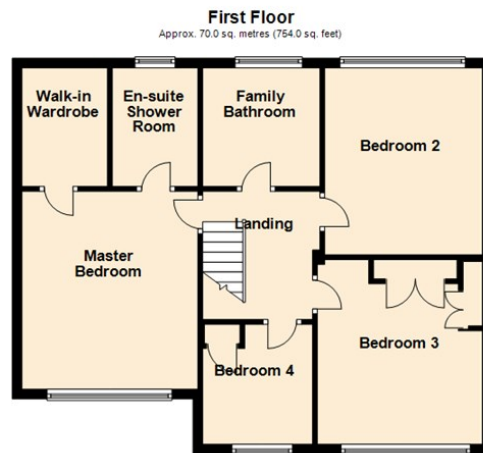
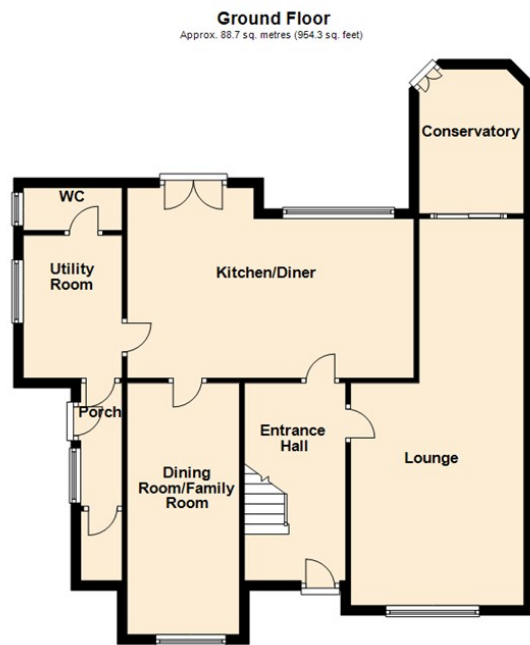
Family Bathroom 2.31m x 2.44m (7'7" x 8'0")

Fitted with a four piece suite comprising; deep panelled bath, pedestal wash hand basin, shower cubicle and a low-level WC, tiled surround, double-glazed window to the rear, radiator, tiled flooring, coving to the ceiling and recessed spotlights.

Outside

There is a block-paved driveway to the front, offering ample off-road parking for a number of cars. To the side, there is side gated access to the rear garden. To the rear, there is a generous mature garden which is fully enclosed with mature trees and shrubs. There is a good sized lawned garden, with a paved patio seating area. In addition, there is a cold water tap.





Total area: approx. 158.7 sq. metres (1708.3 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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