



Highfield Drive | Garforth | LS25 1JZ

Guide Price £250,000

Three bedroom semi-detached dormer bungalow | Council Tax Band C | EPC Rating E

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**\*\*\*RARE OPPORTUNITY \* LARGE GARDEN \* VACANT POSSESSION \* SOUGHT AFTER LOCATION.\*\*\***

Nestled within a charming community, this delightful dormer bungalow presents a wonderful opportunity for those seeking a property with vast potential. Offered for sale in need of some modernisation, this three-bedroom home boasts a single reception room, a kitchen and a well-appointed bathroom.

The property's unique features include a garage for convenient parking, along with additional parking, perfect for accommodating visiting guests, PVCu double-glazing and gas central heating. The large rear garden provides ample space for entertaining and the possibility of creating a tranquil retreat. Situated in a tucked-away location, residents can enjoy the surroundings while still being close to local amenities. The strong local community adds to the appeal of this property, offering a welcoming atmosphere for new homeowners. With endless possibilities for renovation and personalisation, this bungalow is an ideal canvas for those looking to create their dream home. This property presents a rare opportunity to craft a bespoke living space in a desirable location. Contact us today to discover the potential that this property holds.

## Ground Floor

### Hall

PVCu double-glazed entrance door, windows to the front and side of the porch, radiator, stairs to the first floor, cupboard and cylinder cupboard, doors to the lounge/diner, kitchen, bedroom and shower room.

### Lounge/Diner 6.93m x 4.22m (22'9" x 13'10")

PVCu double-glazed window to the front aspect with a radiator beneath, coving to the ceiling, gas fire with a 'Baxi' back boiler, a further radiator to the dining area, serving hatch to the kitchen and PVCu double-glazed French doors to the rear garden.

### Kitchen 2.34m x 3.20m (7'8" x 10'6")

Having a range of wall and base units with work surfaces and splashback tiling. Sink and drainer, space and point for a cooker and plumbing for a washing machine. PVCu double-glazed window to the rear aspect and a PVCu double-glazed side entrance door.

### Bedroom 3.00m x 2.16m (9'10" x 7'1")

PVCu double-glazed window to the front aspect with a radiator beneath.

### Shower Room

Having been updated with 'Travertine' tiled walls and floor, shower enclosure, pedestal wash hand basin and a push flush WC. Two PVCu double-glazed frosted windows and a chrome central heated towel warmer.

## First Floor

### Landing

PVCu double-glazed window to the rear aspect and doors to both bedrooms.

### Bedroom 3.56m x 3.14m (11'8" x 10'4")

Fitted wardrobes, radiator and a PVCu double-glazed window to the side aspect.

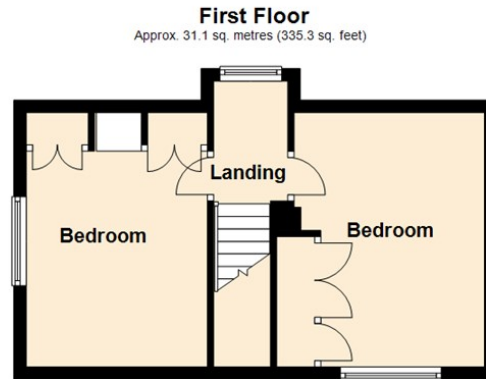
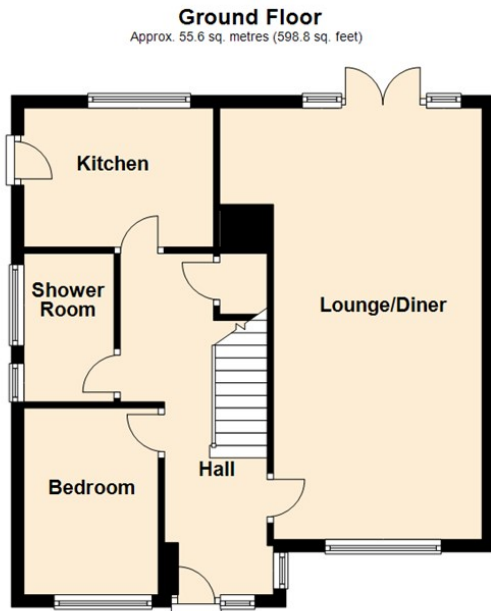
### Bedroom 4.43m x 2.94m (14'6" x 9'8")

PVCu double-glazed window to front aspect with a radiator beneath and fitted wardrobes.

## Exterior

To the front is a lawned garden with a block-paved drive which carries on to the rear, past the double wrought-iron gates and reaches the single garage which has an electric roller door. The rear garden starts with a flagged patio and carries on with an immense lawn in two sections, a greenhouse, shed and a fenced boundary.





Total area: approx. 86.8 sq. metres (934.1 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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