



The Chase | Garforth | LS25 2NP

£340,000

Three Bedroom Detached Bungalow | Council Tax Band D | EPC Rating D

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\*\*\* THREE BEDROOM DETACHED BUNGALOW. IMMACULATE AND MODERN THROUGH-OUT. FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES. FOUR PIECE BATHROOM SUITE. FITTED WARDROBES. DETACHED GARAGE \*\*\*

This immaculate and well presented three bedroom detached bungalow is now on the market and ready to become the home of a discerning buyer. Nestled in a cul-de-sac location, the property boasts an impressive array of modern high quality features which include an alarm system, oak style internal doors, chrome power point and light switches, quartz work surfaces and 'Karndean' flooring in the hallway and is conveniently situated near public transport links.

There is a spacious lounge, characterised by a large casement window inviting ample natural light and a charming fireplace with remote control fire, lending the space a warm and welcoming air. The property also hosts a modern fully fitted kitchen, complete with quartz counter tops and the latest appliances. The blend of contemporary design and functionality makes this kitchen the perfect space for preparing meals. The bungalow offers three good sized bedrooms, two of which are generously sized doubles. The master bedroom serves as a luxurious retreat and, like the second bedroom, benefits from built-in wardrobes, offering a wealth of storage. The property's bathroom is a testament to quality design, featuring built-in storage and a four-piece suite.

Externally, the bungalow doesn't disappoint either. It offers a detached garage and ample off-road parking for several cars and would appeal to buyers who have a caravan or motor-home, as well as a lawned garden, offering a tranquil space to relax and enjoy the outdoors.

In summary, this property presents an excellent opportunity to acquire a beautiful and well appointed home in a desirable location, that is ready to move straight into. Its blend of comfort and convenience makes it a truly unique offering on the market.

#### Entrance Hall

Radiator, quality 'Karndean' flooring, recessed spotlights, access to a part boarded loft space via a pull-down ladder, side door with matching double-glazed side panels and doors to:

#### Lounge 4.75m x 3.96m max (15'7" x 13'0" max )

Double-glazed feature casement window to the front, radiator, coving to the ceiling and a remote control decorative coal effect electric fire with a feature steam/heat effect.

#### Fitted Kitchen 3.05m x 2.39m (10'0" x 7'10")

Fitted with a range of modern high gloss base and eye level units with quartz worktop space over with under lighting and drawers a one and half bowl sink unit with single drainer and mixer tap and tiled splashbacks. Integrated larder style fridge/freezer, slimline dishwasher and automatic washing machine, a 'Neff' built-in electric oven, built-in four ring induction hob with extractor hood over and a built-in microwave. Concealed wall mounted gas boiler, double-glazed window to the side and recessed spotlights.

#### Bathroom

Fitted with a four piece suite comprising; panelled bath, vanity wash hand basin with a base cupboard and storage under, WC with a concealed cistern and a shower enclosure with a 'drencher' head and an additional hand shower attachment. Extractor fan, double-glazed window to the side, wall mounted contemporary radiator and recessed spotlights.

#### Master Bedroom 3.68m x 2.39m to robes (12'1" x 7'10" to robes)

Double-glazed window to the rear, radiator and fitted wardrobes with full-length mirrored sliding doors, hanging rails and shelving.

#### Bedroom 2 2.69m x 3.38m (8'10" x 11'1")

Double-glazed window to the rear, radiator and built-in wardrobes with hanging rails, shelving and overhead storage.

#### Bedroom 3 3.00m x 2.39m (9'10" x 7'10")

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

#### Outside

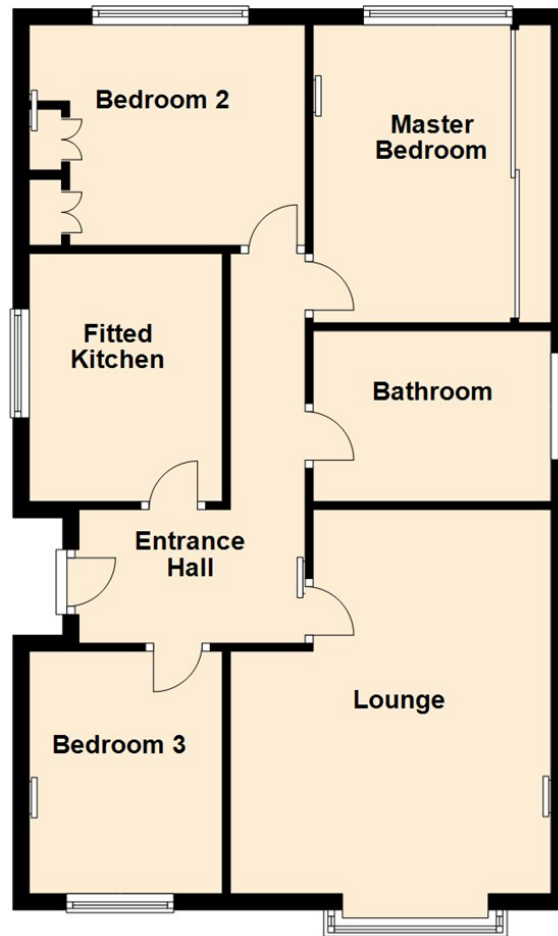
There is an open-plan lawned garden to the front, with flower and shrub beds. A long paved driveway to the side, offering ample off-road parking for a number of cars and

leading to a detached single garage. The garage has an up-and-over door and has power and light connected. To the rear, there is a lawned garden with gravelled borders and flowers and shrubs, with a paved patio area to the side - the patio can also be used as extra parking if needed, as it is open-plan from the driveway.



### Ground Floor

Approx. 63.7 sq. metres (685.9 sq. feet)



Total area: approx. 63.7 sq. metres (685.9 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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