



Lidgett Lane | Garforth | LS25 1LJ

£475,000

Six Bedroom Detached House | Council Tax Band E | EPC Rating B

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*** MODERN SIX BEDROOM DETACHED PROPERTY. ACCOMMODATION OVER THREE FLOORS. MASTER WITH EN-SUITE SHOWER ROOM. ATTACHED GARAGE. OF- ROAD PARKING ***

Presenting a distinguished modern six bedroom detached residence, built by a local builder in 2020. This impressive property boasts a total of six bedrooms, which are thoughtfully arranged over the home's spacious three floor layout. Four of these are comfortable doubles, with the master bedroom benefitting from an exclusive en-suite shower room. The remaining two are single rooms, ideal for a home office or guest rooms. The property benefits from a ground floor W.C, double-glazing, central heating and modern oak style internal doors.

The heart of the home is undoubtedly the open-plan kitchen. This modern space is equipped with a range of integrated appliances, convenient utility area, a dedicated dining area, and innovative bi-folding doors, which seamlessly blend indoor and outdoor living. It's the perfect area for family gatherings and entertaining guests. A generous lounge provides additional living space, ideal for relaxed evenings or weekend leisure.

One of the key features of this property is the incorporation of practical outdoor space. An attached generous garage with a remote control up-and-over door and additional parking facilities ensure ample space for vehicles, whilst the fully enclosed garden offers a lovely space for outdoor enjoyment.

Location is everything, and this property does not disappoint. It enjoys close proximity to excellent public transport links, local amenities and renowned schools, making it an ideal choice for families and professionals alike.

Ground floor

Entrance Hall

Radiator, tiled flooring, recessed spotlights, stairs to the first floor landing and a door to an under stairs storage cupboard.

Lounge 5.92m x 3.28m (19'5" x 10'9")

Double-glazed window to the side, double-glazed window to the front, two radiators and recessed spotlights.

WC

Fitted with a two piece suite comprising; wash hand basin and WC with a hidden cistern, tiled splash back and a chrome ladder style radiator.

Kitchen/Breakfast Room 5.94m x 3.38m (19'6" x 11'1")

Fitted with a range of modern base and eye level units with quartz worktop space over with under lighting and drawers, one and half bowl stainless steel sink with mixer tap, built-in fridge/freezer and dishwasher, built-in eye-level electric oven and a built-in four ring ceramic hob with extractor hood over. Double-glazed window to the front, double-glazed window to the side, radiator, tiled flooring, bi-fold doors to the garden and open-plan to:

Utility Area 1.35m x 2.13m (4'5" x 7'0")

Plumbing for an automatic washing machine, space for a tumble dryer with matching quartz worktop over, radiator, recessed spotlights and a door to the garage.

First floor

Landing

Stairs to the second floor landing, recessed spotlights, door to a storage cupboard and doors to:

Master Bedroom 3.12m x 3.33m (10'3" x 10'11")

Double-glazed window to the side, radiator, recessed spotlights and door to:

En-suite Shower Room

Fitted with a three piece suite comprising; shower enclosure, wash hand basin and WC with a hidden cistern, extractor fan, tiled surround, single radiator and tiled flooring.

Bedroom 2 3.00m x 3.40m (9'10" x 11'2")

Double-glazed window to the side and a radiator.

Bedroom 5 2.82m max x 2.72m max (9'3" max x 8'11" max)

Double-glazed window to the front and a radiator.

Family Bathroom

Fitted with a three piece suite comprising; panelled bath with shower and glass screen over, vanity wash hand basin with storage under and a WC with a hidden cistern. Extractor fan, double-glazed window to the front, shaver point, chrome ladder style radiator and tiled flooring.

Bedroom 6 2.67m max x 2.90m max (8'9" max x 9'6" max)

Double-glazed window to the front, radiator and recessed spotlights.

Second floor

Landing

Two 'Velux' windows and doors to:

Bedroom 3 3.43m x 3.40m (11'3" x 11'2")

'Velux' window to the rear, double-glazed dormer window to the front, radiator and recessed spotlights.

Bedroom 4 3.40m x 3.30m (11'2" x 10'10")

'Velux' window to the rear, double-glazed dormer window to the front, radiator, recessed spotlights and access into the eaves space.

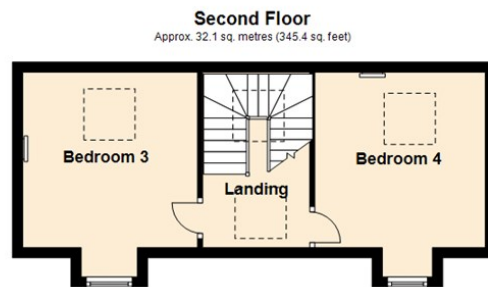
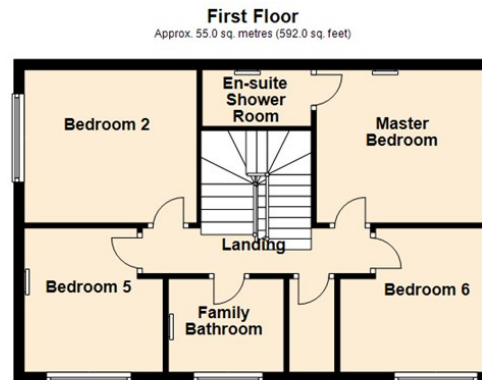
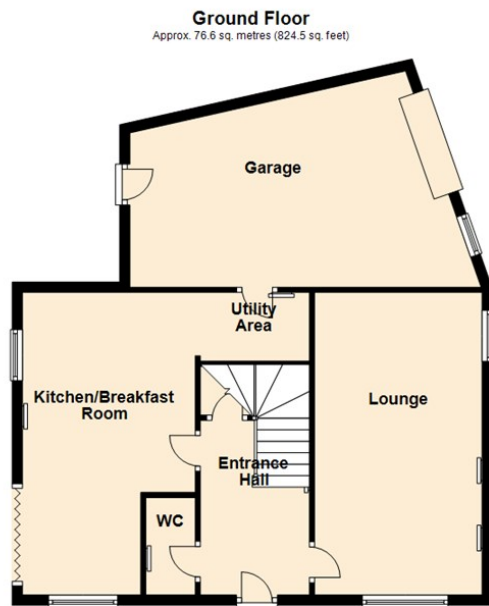
Outside

There is hand gated access to the front, with a path to the front door. Access to the side area, which leads to the driveway which has parking for two cars and a garage. There is a fully enclosed side garden, which is mainly laid to lawn with a paved seating area.

Garage

Attached garage with power and light connected, double-glazed window to side, remote-controlled electric up and over door, door. Door to the garden.





Total area: approx. 163.7 sq. metres (1761.9 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.

6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

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