



Kirkby Avenue | Garforth | LS25 2BN

£245,000

Three Bedroom Semi-Detached House | Council Tax Band B | EPC Rating D

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*** THREE BEDROOM SEMI-DETACHED PROPERTY. MODERN FIXTURE & FITMENTS. LOUNGE WITH DINING AREA. SINGLE GARAGE. DRIVEWAY PARKING ***

Presenting for sale this delightful three bedroom chalet style semi-detached property, radiating charm and situated in a desirable location near local schools. This property is in excellent condition, ready to provide a warm and inviting home for its new owners, benefiting from double-glazing, central heating and oak style internal doors.

The well designed fitted kitchen, has a range of built-in appliances and solid wood counter tops, offering a homely yet contemporary feel. It provides an ideal space for culinary enthusiasts to cook up a storm. The property is further enhanced by the open-plan lounge and dining area, each graced with large windows inviting an abundance of natural light and creating a bright, spacious living area. The dining area also benefits from a beautiful garden view, bringing a touch of the outdoors inside and providing a serene backdrop for relaxation or entertaining guests. The property boasts three bedrooms, two of which are generous doubles offering ample space for relaxation. The modern bathroom suite is well designed, featuring a shower over the bath, providing a perfect blend of practicality and style.

Externally, the property excels with a single storage garage with a handy utility area and off-street parking to the front, ensuring convenience for residents. The fully enclosed rear garden, presents the perfect opportunity for outdoor enjoyment on warm summer evenings or a spot of gardening.

This property is a fantastic opportunity for those seeking a well maintained, spacious home in a lovely location. With its unique features and good condition, this semi-detached property truly stands out as a 'gem' on the market.

Ground floor

Entrance Hall

Composite front entrance door. Radiator, tiled flooring, stairs to the first floor landing and doors to the lounge and bathroom.

Lounge 4.65m x 3.10m max (15'3" x 10'2" max)

Double-glazed window to the front, radiator, coving to the ceiling and open-plan to:

Dining Area 1.75m x 2.24m (5'9" x 7'4")

Double-glazed window to the rear, radiator, coving to the ceiling which also has a ceiling rose and door to:

Fitted Kitchen 2.31m x 2.51m (7'7" x 8'3")

Fitted with a range of modern base and eye level units with solid worktop space over and drawers, stainless steel sink unit with mixer tap, built-in dishwasher, built-in eye-level electric oven and a built-in four ring gas hob with an extractor hood. Double-glazed window to the side, tiled flooring, recessed spotlights and a double-glazed entrance rear door to the garden.

Family Bathroom

Fitted with a three piece modern white suite comprising; panelled bath with a 'drencher style' shower over and an additional hand shower attachment and folding glass screen, vanity wash hand basin with base cupboard for storage under and a WC with a hidden cistern. Shaver point, tiled surround, double-glazed window to the side and tiled flooring.

First floor

Landing

Double-glazed window to the side, access to the loft space and doors to:

Master Bedroom 2.97m x 3.96m max (9'9" x 13'0" max)

Double-glazed window to the front, radiator and an over stairs storage cupboard which houses the gas boiler.

Bedroom 2 3.56m x 2.39m (11'8" x 7'10")

Double-glazed window to the rear and a radiator.

Bedroom 3 2.62m x 2.39m (8'7" x 7'10")

Double-glazed window to the rear and a radiator.

Outside

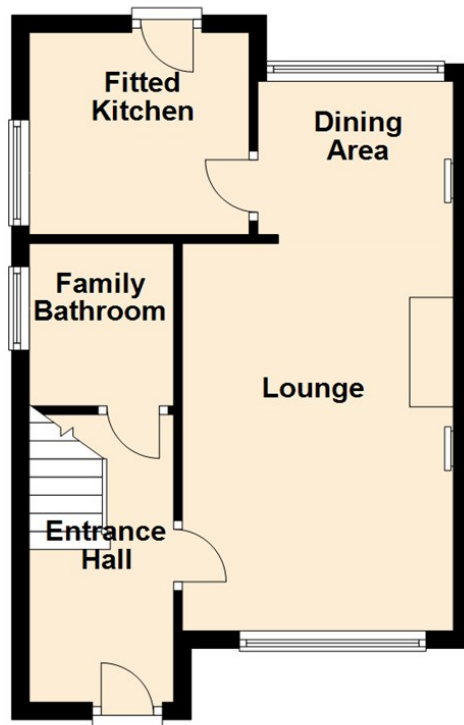
There is a lawned garden to the front, with borders for flowers and shrubs. A block-paved driveway to the side

offers an off-road parking area. Side gated access leads to a single garage, which has power and light connected and is plumbed for an automatic washing machine. The rear garden is fully enclosed, with a paved patio seating area which leads to a mainly lawned mature garden, with shrubs and flowers.



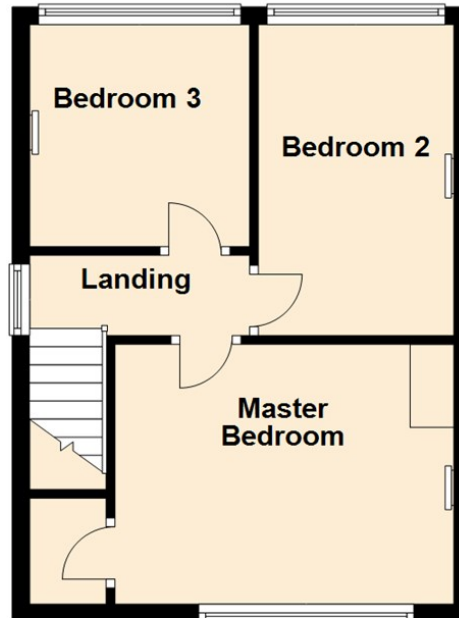
Ground Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.0 sq. feet)



Total area: approx. 66.4 sq. metres (714.7 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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