



Holly Bank | Garforth | LS25 2JL

£305,000

Four/Five Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

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\*\*\* EXTENDED FOUR/FIVE BEDROOM SEMI-DETACHED FAMILY HOME. OPEN-PLAN KITCHEN WITH DINING AREA. INTEGRAL APPLIANCES. VERSATILE SITTING ROOM/FAMILY ROOM. OFF-ROAD PARKING \*\*\*

Presenting this well maintained extended four/five bedroom semi-detached property, listed for sale in an enviable location with excellent public transport links and nearby schools. The property is nestled in a cul-de-sac, conveniently near the local train station. This much loved family home offers a wealth of features, making it a truly unique find.

The heart of this home is undoubtedly the open-plan dining/kitchen. It holds a central kitchen island/breakfast bar area, integrated appliances and an additional dining space. Natural light streams in through the large windows and French doors, which lead out to a well maintained rear garden. Two reception rooms are present in the property, the cosy lounge is enhanced by large windows and a coal effect gas fire, creating a warm and welcoming atmosphere. The second reception room offers flexibility and could serve as a possible guest bedroom/family room or even play room.

The residence boasts four bedrooms; the master bedroom and second bedroom are both generously sized, bathing in natural light. The third and fourth bedrooms are single rooms, with the third offering a built-in wardrobe. The property benefits from a modern bathroom suite with built-in storage and shower 'P' shaped bath, ensuring all your needs are catered for.

The lovely rear garden with a large timber decked seating area, perfect for outdoor entertainment, along with off-road parking facilities for up to three cars, forms the unique features of this home. This home offers a unique blend of comfort, convenience and potential, making it an excellent choice for those seeking a quality family home.

## Ground floor

### Porch

Double-glazed window to the front, double-glazed window to the side, wood effect laminate flooring, double-glazed front door and a door to:

### Lounge 4.17m x 4.47m max (13'8" x 14'8" max )

Double-glazed window to the front, coal effect gas fire with feature wood surround, radiator, wood effect laminate flooring, two wall light points, coving to the ceiling, open-plan stairs to the first floor landing and a door to:

### Kitchen/Diner 3.15m max x 6.88m (10'4" max x 22'7")

10'4" max (9'6" min) x 22'7"

Fitted with a matching range of base and eye level units with worktop space over, under unit lighting and drawers, kick board lighting. Matching breakfast bar, wine rack, stainless steel sink unit with single drainer and mixer tap, integrated larder style fridge/freezer and dishwasher, plumbing for an automatic washing machine, built-in eye level electric double oven and grill and a built-in four ring gas hob with an extractor hood over. Two double-glazed windows to the rear, radiator, wood effect laminate flooring, dado rail, coving to the ceiling, recessed spotlights, double-glazed French double doors to the garden and a door to an under-stairs storage cupboard.

### Sitting Room/Bedroom 5.74m x 3.18m max (18'10" x 10'5" max )

18'10" x 8'82 extending to 10'5" max

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

## First floor

### Landing

Access to the loft space by a pull-down ladder and doors to:

### Master Bedroom 4.85m x 2.59m max (15'11" x 8'6" max )

Double-glazed window to the front, radiator, wood effect laminate flooring and coving to the ceiling.

### Bedroom 2 2.72m x 2.59m (8'11" x 8'6")

Double-glazed window to the rear, radiator and wood effect laminate flooring.

### Bedroom 3 3.38m max x 1.80m max (11'1" max x 5'11" max)

Double-glazed window to the front, built-in over-stairs wardrobe, radiator, wood effect laminate flooring and coving to the ceiling.

### Bedroom 4 2.92m x 2.08m (9'7" x 6'10")

Double-glazed window to the rear, double-glazed window to the front, radiator and wood effect laminate flooring.

## Family Bathroom

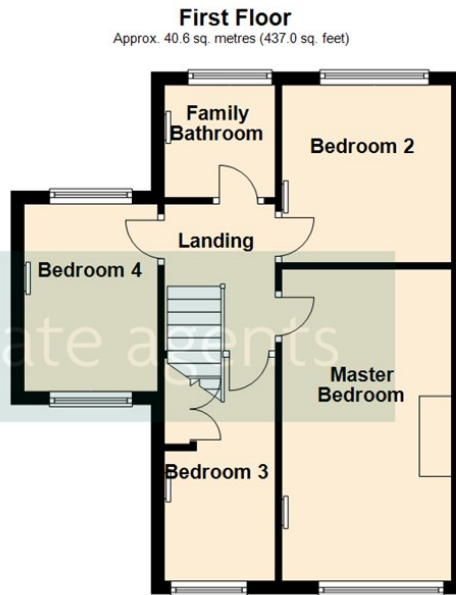
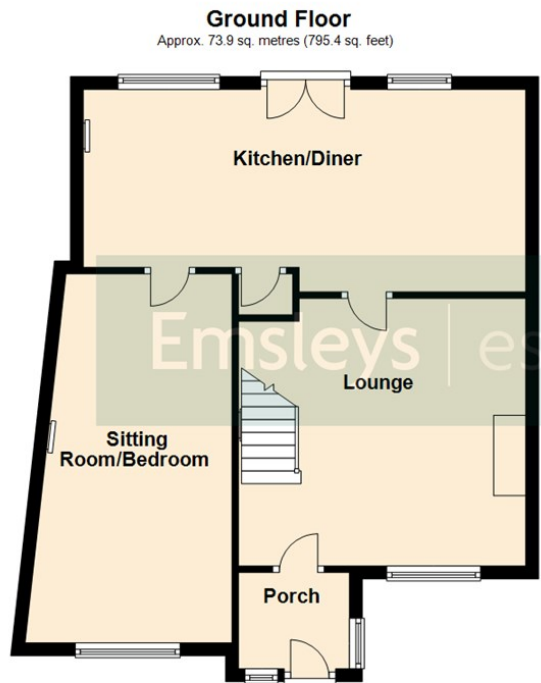
Fitted with a three piece modern white suite with a shower 'P' shaped bath with hand shower attachment over and folding glass screen, vanity wash hand basin with base cupboard and storage under and a WC with hidden cistern. Tiled surround, extractor fan, double-glazed window to the rear, chrome ladder style radiator, wood effect laminate flooring and recessed spotlights.

## Outside

There is a block-paved off-road parking area, for up to three cars to the front of the property, with a gravelled area and mature trees. To the rear, there is a fully enclosed well maintained garden with a lawn and a large timber decked seating area. In addition, there is a water tap and timber garden shed.







Total area: approx. 114.5 sq. metres (1232.3 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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