



Farfield Court | Garforth | LS25 1ES

£475,000

Four Bedroom Detached Property | Council Tax Band E | EPC Rating C

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*** FOUR BEDROOM EXTENDED DETACHED FAMILY HOME. NO CHAIN!. TWO RECEPTION ROOMS. USEFUL UTILITY ROOM. INTEGRAL GARAGE. AMPLE OFF-ROAD PARKING ***

This well presented extended four bedroom detached property is on the market for sale, with the promise of a comfortable and serene lifestyle. The property is in excellent condition, demonstrating a high level of maintenance and care through out. In addition, the house is offered with no onward chain, facilitating a straightforward move.

The house boasts four good sized bedrooms, making it a perfect fit for a growing family. The generously proportioned master bedroom is equipped with built-in wardrobes for added convenience. Two further bedrooms are spacious doubles, while the fourth room is a good sized single, offering a multitude of purposes based on your needs.

The heart of the home is the modern fitted kitchen, fitted out with appliances, ensuring a delightful cooking experience. Two reception rooms provide ample living space. The lounge is bathed in natural light thanks to the large windows, enhancing the overall ambiance of the room. The dining room overlooks the garden, with direct access to it, making it a perfect spot to unwind or entertain guests. The property has been carefully extended to the side and includes an integral garage and a useful utility room. Driveway parking is available for at least three cars, a considerable benefit in this busy day and age.

Location-wise, this property is situated in a cul-de-sac, with excellent public transport links, nearby schools, and local amenities. Whether you are a commuter, a parent, or simply enjoy the convenience of having facilities nearby, this could be the ideal home for you.

Ground floor

Entrance Hall

Radiator, built-in storage cupboard, stairs to the first floor landing, double-glazed door and door to:

Lounge 5.03m x 3.71m (16'6" x 12'2")

Double-glazed window to the front, two wall lights and coving to the ceiling.

Fitted Kitchen 2.69m x 2.72m (8'10" x 8'11")

Fitted with a range of base and eye level units with worktop space over and drawers, stainless steel sink unit with mixer tap, tiled splashbacks, built-in dishwasher, built-in electric fan assisted oven and a built-in ceramic hob with a pull-out extractor hood over. Double-glazed window to the rear, tiled flooring, recessed spotlights and door to:

Dining Room 2.77m x 3.07m (9'1" x 10'1")

Radiator, tiled flooring, coving to the ceiling and double-glazed patio doors to the garden.

Utility Room 2.69m x 2.24m (8'10" x 7'4")

Fitted with a matching range of base and eye level units with worktop space over, plumbing for an automatic washing machine and space for a tumble dryer. Double-glazed window to the side, tiled flooring, wall mounted gas boiler serving the heating system and domestic hot water, double-glazed side door to the garden and a door to the garage.

First floor

Landing

Double-glazed window to the rear, access to the loft space which has a drop-down ladder and is partially boarded. Door to:

Master Bedroom 4.04m max x 3.73m (13'3" max x 12'3")

13'3" max (10'4" to robes) x 12'3"

Double-glazed window to the front, fitted wardrobes with hanging rails, shelving, overhead storage cupboard and drawers, radiator and a ceiling fan.

Bedroom 4 3.10m max x 2.08m (10'2" max x 6'10")

10'2" max over bulk head x 6'10"

Double-glazed window to the front and a radiator.

Bedroom 2 3.73m x 3.10m (12'3" x 10'2")

Double-glazed window to the rear, fitted wardrobes with sliding doors, hanging rail, shelving, and overhead storage cupboard. Radiator and wood effect laminate flooring.

WC

Double-glazed window to the rear, fitted with a low-level

WC with hidden cistern, full height tiling to all walls, tiled flooring and recessed spotlights.

Family Bathroom 2.34m x 1.78m (7'8" x 5'10")

Fitted with two piece modern white suite comprising; panelled bath with hand shower attachment over and a vanity wash hand basin with base cupboard and storage under, full height tiling to all walls, double-glazed window to the rear, radiator, tiled flooring and recessed spotlights.

Bedroom 3 4.09m x 3.18m (13'5" x 10'5")

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

Shower Room

A recessed shower enclosure with an electric shower over, extractor fan, full height tiling to all walls, double-glazed window to the rear and a radiator.

Outside

There is block-paved off-road parking to the front and side of the property, which leads to the integral garage, and ample off-road parking for at least three cars. There is an artificial lawned garden to the front, with a retaining wall. Side gated access leads to the rear garden. To the rear, there is a fully enclosed garden with an Indian stone paved patio seating area and an artificial lawn, with mature shrub borders.

Garage

Integral single garage with power and light connected and an up-and-over door.





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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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