



Burnham Road | Garforth | LS25 1LA

£425,000

Three Bedroom Ext. Detached Bungalow | Council Tax Band D | EPC Rating C

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* THREE BEDROOM EXTENDED DETACHED BUNGALOW *
* GENEROUS MATURE PLOT * NO CHAIN! * LARGE DINING
KITCHEN * MATURE LARGE REAR GARDEN * GARAGE &
PARKING *

We are pleased to present this three bedroom extended detached bungalow for sale, situated on a large mature plot with a truly stunning rear garden with a selection of fruit trees. This unique property boasts three bedrooms, a spacious bathroom, a dining kitchen, and a light and airy reception room. The property has been tastefully extended to the side, providing ample space that is ripe for personalisation.

This much loved home offers well placed accommodation, with a lounge that is a welcoming space that includes a cosy fireplace and a stunning garden view. The room also provides access to the garden, seamlessly integrating indoor and outdoor living. The open-plan extended kitchen is the real hub of this home and comes with a dining space and provides direct access to the large mature garden, perfect for family meals or entertaining guests. There are three well-sized bedrooms - the master bedroom is a spacious double, equipped with built-in wardrobes. The second bedroom is also a double, with built-in wardrobes, and the third bedroom is a comfortable single room. The bathroom is fitted with a four-piece suite, offering a luxurious space to relax and unwind at the end of a long day.

The property is situated on a generous plot, and the exterior features include a single garage, off-street parking for up to three cars, and a large mature garden. One of the most attractive features is that there is NO ONWARD CHAIN!, allowing for a smoother and quicker purchase process. This property is a must-see for those seeking a home that offers both space and potential.

Entrance Hall

Radiator, wooden laminate flooring, coving to ceiling, access to loft space, built-in airing cupboard with gas boiler and a radiator, and built-in storage cupboard, door to:

Master Bedroom 4.09m x 2.95m max (13'5" x 9'8" max)

Double-glazed window to front, radiator, coving to ceiling, built-in wardrobes with hanging rail.

Bedroom 2 3.15m x 2.59m (10'4" x 8'6")

Double-glazed window to front, radiator, coving to ceiling, and built-in wardrobes with hanging rail.

Bedroom 3 2.31m x 2.49m (7'7" x 8'2")

Double-glazed window to the side, and radiator.

Bathroom

Fitted with four piece suite comprising shower enclosure with shower over with a drencher style head, panelled bath, pedestal wash hand basin and low-level WC, full height tiling to all walls, double-glazed window to side, chrome ladder style radiator, and tiled flooring.

Lounge 5.59m x 3.53m max (18'4" x 11'7" max)

Double-glazed window to side, two radiators, coving to ceiling, coal effect gas fire with feature surround, double-glazed patio doors to garden, door to:

Kitchen/Dining Room 4.52m min x 5.59m max (14'10" min x 18'4" max)

14'10" plus recess x 18'4" max (16'4 min)

Fitted with a range of base and eye level units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for washing machine and slimline dishwasher, space for American style fridge/freezer, gas point for cooker, two double-glazed windows to rear, double-glazed window to side, double-glazed window to front, two radiators, coving to ceiling, double glazed rear door.

Outside

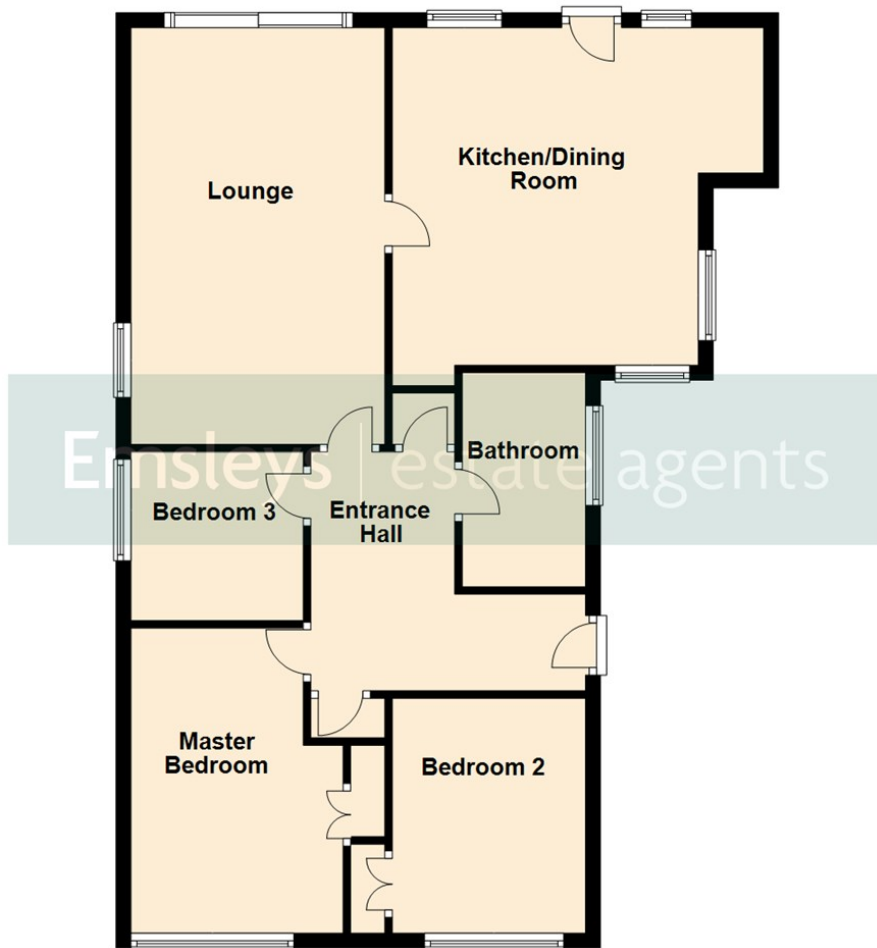
The property is situated on a generous plot, with mature gardens to three sides. To the front, there is a lawned garden with flower and shrub beds. There is a paved driveway to the side, with off road parking for up to three cars and leads to a single garage, and useful water tap. The garage has an up and over door and has power and light connected. To the rear, there is a large mature garden, with a paved patio seating area with a pagoda with feature

grape vine, which leads to a large lawned garden with mature trees, well stock borders with shrubs, and a selection of fruit trees. In addition, there is a garden shed. To the side of the property, there is further garden area, with shrubs, a further timber garden shed and vegetable/fruit patch. Due to the size of the plot, there is potential to create further accommodation, if required, subject to planning permission and building regulations.



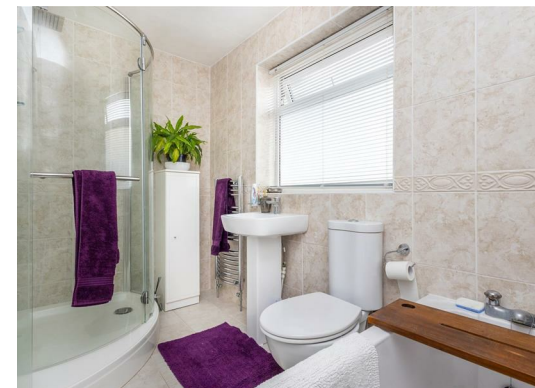
Ground Floor

Approx. 84.2 sq. metres (906.1 sq. feet)



Total area: approx. 84.2 sq. metres (906.1 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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