



Strawberry Avenue | Garforth | LS25 1EE

£175,000

Two Bedroom Terrace | Council Tax Band B | EPC Rating C

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* TWO BEDROOM MID TERRACE * NO CHAIN! * LARGE DINING KITCHEN * REAR YARD * CLOSE TO LOCAL AMENITIES *

We are excited to introduce you to this delightful two bedroom terraced property, now listed for sale. The location of this house is outstanding, with excellent nearby schools and local amenities within a short distance, making it a perfect choice for families and professionals alike. A significant advantage of this property is that it comes with NO ONWARD CHAIN! making the moving process as straightforward as possible. The current vendor has had the property rewired, together with a new roof, which is still under guarantee.

The house boasts two double bedrooms, each with their unique features. The master bedroom is a haven of relaxation, and the second bedroom comes with the added convenience of built-in wardrobes. The property features a good sized dining kitchen, with ample dining space, making it a versatile space for both cooking and entertaining. The modern bathroom is fitted with a white suite, including a shower over the bath, combining both practicality and style, providing an ideal space for relaxation after a long day.

There is a bright lounge, which is a perfect setting for family gatherings and a cozy retreat for evenings spent at home. The property also benefits from on-street parking and features a rear yard, offering a private outdoor space to enjoy. This lovely terraced house is waiting for its new owners. Its combination of comfort, practicality, and location make it a must-see. Schedule a viewing today and see firsthand what this home has to offer.

Lounge 3.15m x 4.62m max (10'4" x 15'2" max)

Two double-glazed windows to front, radiator, coving to ceiling with ceiling rose, door to:

Kitchen/Diner 3.58m min x 4.62m (11'9" min x 15'2")

Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, space for fridge and freezer, gas point for cooker, two double-glazed windows to rear, tiled flooring, stairs to first floor landing, composite rear door, door to under-stairs storage cupboard.

Landing

Radiator, access to loft space, door to:

Master Bedroom 3.20m x 4.67m max (10'6" x 15'4" max)

Double-glazed window to front, radiator, coving to ceiling.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over with drencher style head and glass screen, pedestal wash hand basin and low-level WC, double-glazed window to rear, built-in airing cupboard, chrome ladder style radiator and recessed spotlights.

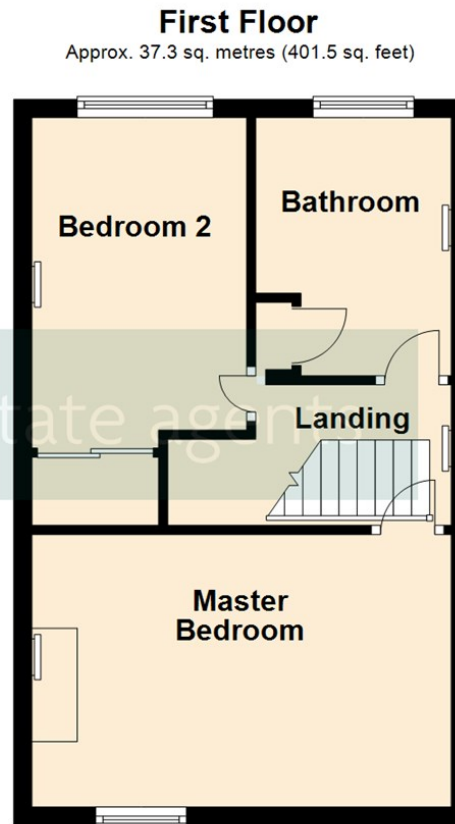
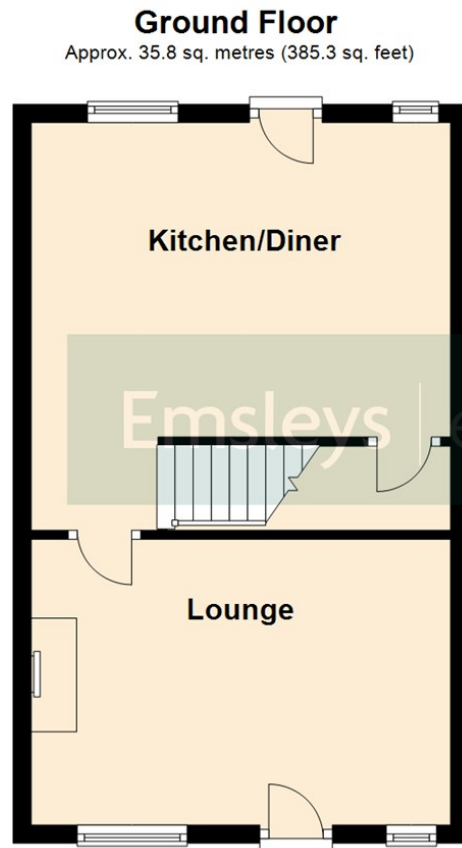
Bedroom 2 3.86m to robes x 2.36m max (12'8" to robes x 7'9" max)

Double-glazed window to rear, built-in wardrobe with mirrored sliding door, hanging rail and shelving, radiator.

Outside

There is a small buffer style garden to the front. To the rear, there is a paved courtyard with rear garden access.





Total area: approx. 73.1 sq. metres (786.7 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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