



Bar Lane | Garforth | LS25 2ED

£300,000

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

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* FOUR BEDROOM EXTENDED TRADITIONAL SEMI-DETACHED PROPERTY * LOFT CONVERSION * MODERN FIXTURE & FITMENTS * MODERN FULLY INTEGRATED KITCHEN * MASTER SUITE & EN-SUITE SHOWER ROOM * DOUBLE GARAGE & OFF ROAD PARKING *

Presenting for sale, an immaculate extended semi-detached property that effortlessly combines style, comfort, and functionality. This stunning home boasts a wealth of attractive features and is situated on a spacious corner plot, in a highly desirable location, close to public transport links and local amenities. A loft conversion adds a unique touch and offers additional living space.

The property offers generous living accommodation comprising of two inviting reception rooms. The through lounge has a dedicated dining area that lends itself to easy entertaining and has a feature bay window. The second reception room is a delightful conservatory, with stunning garden views and seamless access to the outdoors. A recently refurbished fitted kitchen serves as the heart of the home, equipped with modern appliances and providing a perfect blend of style and practicality.

The property offers four tastefully decorated bedrooms, three of which are spacious doubles. Bedroom one is a master suite that benefits from a wealth of natural light and a generous en-suite shower room. Bedroom two features a charming bay window, allowing the room to be awash with natural light. Bedroom 4, while more compact, is a versatile single room that could also serve as a home office. The family bathroom is a sanctuary of calm, featuring a four-piece suite and a walk-in shower enclosure.

Externally, the property hosts a double garage, a block paved driveway with parking for several cars, and an enclosed lawned rear garden that provides a safe and private setting for relaxation or play.

This property promises a lifestyle of comfort and convenience in a welcoming environment and is a must-see for any potential buyer.

Entrance Hall

Radiator, built-in under-stairs storage cupboard, stairs to first floor landing, double-glazed door with matching side panels, door to:

Lounge 4.29m plus bay x 3.76m max (14'1" plus bay x 12'4" max)

Double-glazed bay Window to front, Log effect electric fire, radiator, three wall light points, open plan to:

Dining Area 2.79m x 3.43m (9'2" x 11'3")

Two radiators, double-glazed patio door to:

Conservatory 2.72m x 3.45m (8'11" x 11'4")

Half brick and With double-glazed windows, radiator, wooden effect laminate flooring, two wall light points, door to rear garden.

Fitted Kitchen 2.79m x 2.26m (9'2" x 7'5")

Fitted with a range of modern base and eye level units with worktop space over and drawers, pull out carousel unit, one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer and slimline dishwasher, built-in eye level electric oven, built-in induction hob with extractor hood over, double-glazed window to rear, recessed spotlights, Kick board heater, double-glazed door to garden, door to under-stairs storage cupboard.

Landing

Double-glazed window to side, door to:

Family Bathroom

Fitted with four piece modern suite comprising panelled bath, pedestal wash hand basin, shower enclosure with drencher head and additional shower hand attachment and low-level WC, double-glazed window to rear, double-glazed window to side, built-in airing cupboard which houses wall mounted gas boiler and recessed spotlights.

Bedroom 2 3.33m plus bay x 3.48m max (10'11" plus bay x 11'5 max)

Double-glazed bay window to front, and radiator.

Bedroom 3 3.63m x 3.48m max (11'11" x 11'5" max)

Double glazed window to rear, and radiator.

Bedroom 4 1.83m x 2.29m (6'0" x 7'6")

Double-glazed window to front, radiator.

Landing

Double-glazed window to side, door to eaves storage cupboard, door to:

Master Bedroom 5.89m max x 3.86m max (19'4" max x 12'8" max)

19'4" max x 12'8" max (8'8" min)

Double-glazed dormer window to rear, skylight, radiator, door to:

En-suite Shower Room

Fitted with three piece modern suite comprising walk-in shower enclosure with shower over with a drencher head and additional hand shower attachment, pedestal wash hand basin, and low-level WC. Extractor fan, recessed spotlights, double-glazed window to rear, and chrome ladder style single radiator.

Outside

There is a lawned garden to the front, with a block paved driveway to the side offering off road parking for two/three cars and leads to a double garage. The garage has an up and over door, and has power and light connected. Side gated access leads to a fully enclosed rear garden. The garden is mainly lawned with a paved patio seating area. In addition, there is a timber garden shed.





Total area: approx. 124.9 sq. metres (1344.8 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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