



Brierlands Close | Garforth | LS25 2NT

£450,000

Four Bedroom Detached House | Council Tax Band D | EPC Rating C

Emsleys | estate agents

* FOUR BEDROOM DETACHED FAMILY HOME * DINING KITCHEN * UTILITY ROOM * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * INTEGRAL GARAGE * AMPLE OFF ROAD PARKING *

Presenting this excellent four-bedroom detached property, offered for sale in excellent condition. This unique house is located on a small, modern estate and benefits from a desirable location close to local amenities, nearby schools, train station and excellent motorway connections.

The lounge boasts a warm and comforting fire, perfect for entertaining guests and enjoying family time. There is also a good sized modern kitchen, which is the real hub of this home, and is equipped with built-in appliances, flooded with natural light and offering ample dining space. French doors open onto the charming enclosed rear garden, creating a seamless indoor-outdoor experience. The property also offers four well-proportioned bedrooms. The master bedroom is a highlight, offering built-in wardrobes and an en-suite shower room. Three further bedrooms, two double and one single, offer built-in wardrobes to two further rooms, providing ample storage space. Additional unique features include an integral garage, useful solar panels (installed in 2022), a utility room, cloaks/WC, and modern oak internal doors throughout, which add a touch of elegance to the property.

The rear garden is a well-kept oasis, comprising a lawn and a large paved patio seating area – ideal for outdoor entertaining and relaxation. The property also features an electric car charging point and off-road parking for up to four/five vehicles - which is a must for growing families!

This house is a rare find, offering a blend of comfort, modernity, and convenience, making it a perfect place to call home. Don't miss this opportunity and schedule a viewing today.

Entrance Hall

Stairs to first floor. Door to:

WC

Double-glazed window to front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splash-back, radiator, wooden effect laminate flooring.

Lounge 4.24m max x 3.78m max (13'11" max x 12'5" max)

13'11" max x 12'5" max (9'8" min)

Double-glazed window to front, wall mounted log effect fire, radiator, two wall light points, coving to ceiling, double door to:

Kitchen/Diner 2.87m x 4.80m (9'5" x 15'9")

Fitted with a range of modern base and eye level units with worktop space over, and drawers, sink unit with draining board, built-in dishwasher, space for fridge/freezer, built-in electric oven, built-in four ring hob with extractor hood over, built-in microwave, double-glazed window to rear, radiator, wooden effect laminate flooring, recessed spotlights, double-glazed french double door to garden, open plan to Utility Room, door to under-stairs storage cupboard.

Utility Room 2.49m x 2.24m (8'2" x 7'4")

Fitted with a range of base and eye level units with worktop space over, plumbing for automatic washing machine, space for tumble dryer, double-glazed window to rear, radiator, wooden effect laminate flooring, wall mounted concealed gas boiler serving heating system and domestic hot water, double-glazed rear door to garden, door to rear garden.

Landing

Built-in storage cupboard, door to:

Family Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment over and glass screen, wash hand basin with base cupboard and storage under and low-level WC, full height tiling, extractor fan, double-glazed window to rear, radiator, wooden effect laminate flooring.

Master Bedroom 3.81m max x 3.73m min (12'6" max x 12'3" min)

12'6" max (10'0" min) x 12'3" min

Double-glazed window to front, fitted with a range of fitted wardrobes with hanging rail, shelving and matching drawers, radiator, power points with USB sockets, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower cubicle with shower over, wash hand basin with base cupboard and storage under and WC with hidden cistern, extractor fan, wall mounted mirror tiled surround, double-glazed window to front, radiator, wooden effect laminate flooring.

Bedroom 2 3.35m x 2.49m min (11'0" x 8'2" min)

11'0" x 8'2" min (9'5" max)

Double-glazed window to rear, built-in wardrobes with hanging rail and shelving, radiator.

Bedroom 3 4.47m max x 2.26m max (14'8" max x 7'5" max)

Double-glazed window to front, fitted wardrobes with hanging rail, shelving and drawers, and radiator.

Bedroom 4 3.33m max x 2.26m max (10'11" max x 7'5" max)

Double-glazed window to rear, radiator.

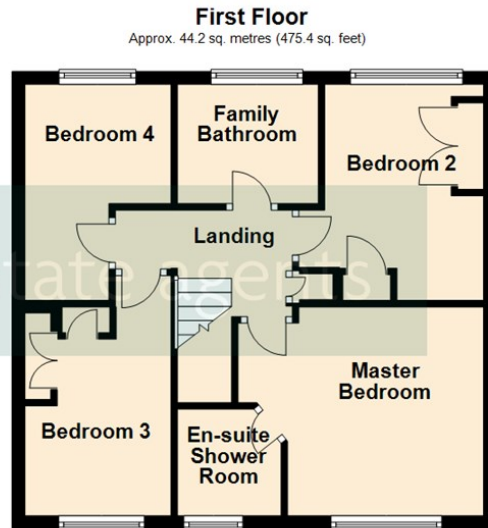
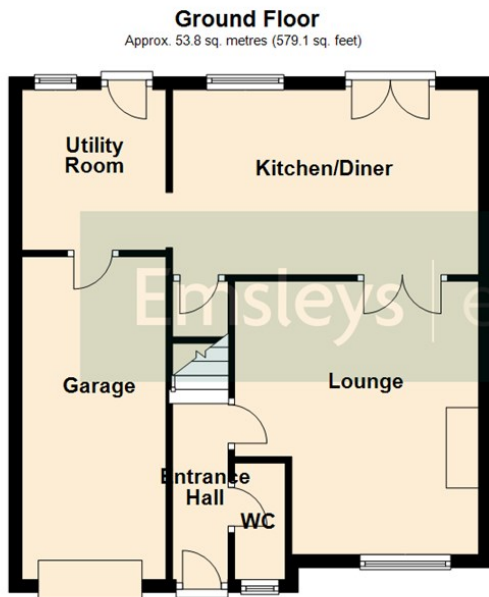
Garage

Integral single garage with power and light connected, water tap, and up and over door. Door to utility room.

Outside

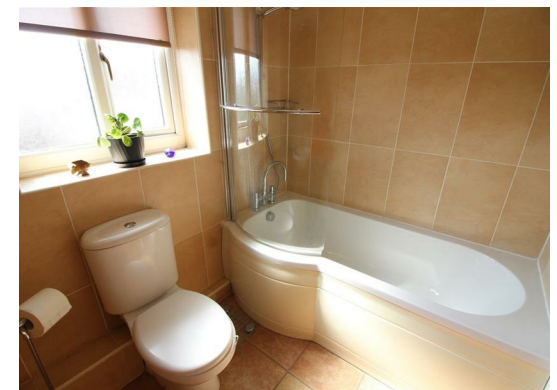
There is a small garden to the front of the property, with shrubs. In addition, there is a large block paved off road parking area, for four/five cars and leads to the integral garage. There is also an electric car charging point. Side gated access leads to the enclosed rear garden. The rear garden has a lawned area and a good sized paved patio seating area. In addition to the garden, there is an outside power point and water tap.





Total area: approx. 98.0 sq. metres (1054.4 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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents