



Wakefield Road | Garforth | LS25 1AR

£375,000

Four Bedroom Terrace House | Council Tax Band D | EPC Rating D

**Emsleys** | estate agents

\*FOUR/FIVE BEDROOM MID TERRACED PROPERTY \*  
ACCOMMODATION OVER FOUR FLOORS \* TWO/THREE  
RECEPTION ROOMS \* DINING KITCHEN \* FAMILY BATHROOM  
WITH ROLL TOP BATH \* GARAGE \* OFF ROAD PARKING \*

Presenting an exquisite versatile four/five-bedroom terraced house for sale, located in a well-connected area with easy access to public transport links, nearby schools, and local amenities. This captivating property boasts of three spacious reception rooms, each creating a unique ambience. The first reception room, the lounge, is adorned with a beautiful bay window, filling the room with natural light. The second reception room, the sitting room features a decorative fireplace, providing a cosy environment. The third reception room is on the lower ground floor, and is a versatile room, a possible additional bedroom or play room or another sitting room. The property offers a large, well-equipped kitchen with ample space for dining. The kitchen is further enhanced by French doors leading to the garden, seamlessly blending indoor and outdoor living.

The sleeping accommodation is equally impressive with four well-proportioned bedrooms. The master bedroom is a generously sized double room, promising comfort and tranquillity. The additional two double bedrooms provide ample space, while the single bedroom could also serve as a perfect home office or study room.

Adding to the allure of this home are the house bathroom and ground floor shower room. The family bathroom offers a delightful four piece suite with roll top bath and separate shower.

One of the unique features of this property is the larger than average garage, a rare find in such a prime location. In addition, the property benefits from off-road parking, providing an added layer of convenience. With a number of stand-out features such as high ceilings, fireplaces, a low maintenance garden, plus a garage, this property offers a unique opportunity to own a timeless home in a desirable location.

### Lower Ground Floor

#### Hallway

Radiator, tiled flooring, door to rear garden. Door to:

#### Kitchen/Diner 4.39m x 4.42m (14'5" x 14'6")

Range of base units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher and washing machine, space for range style cooker and electric cooker point, radiator, tiled flooring, recessed spotlights, double-glazed french double door to garden, door to:

#### Store Room 1.52m x 3.89m (5'0" x 12'9")

Radiator, wooden effect laminate flooring, door to:

#### Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with base cupboard and low-level WC. Tiled surround, chrome ladder style single radiator, tiled flooring.

#### Living Room/Play Room/Bedroom 2.62m min x 3.45m max (8'7" min x 11'4" max )

8'7" min (11'1" max) x 11'4" max

Double-glazed window to front, radiator, wooden effect laminate flooring and recessed spotlights, door to built-in storage cupboard.

#### Entrance Hall

Radiator, wooden flooring, dado rail, stairs to lower level, stairs to first floor landing, door to:

#### Lounge 4.37m plus bay x 3.84m (14'4" plus bay x 12'7")

Double-glazed bay window to front, Wooden fire surround with decorative tiled back and cast iron inset, radiator, picture rail, coving to ceiling.

#### Sitting Room 4.47m x 4.47m max (14'8" x 14'8" max )

Double-glazed window to rear, feature wooden fire surround with decorative cast iron inset and marble hearth, built-in storage cupboard, radiator, picture rail, coving to ceiling, open plan to:

#### Study 3.20m x 0.80m (10'6" x 2'7")

Double-glazed window to rear, wooden effect laminate flooring.

#### First Floor Landing

Double-glazed window to front, radiator, dado rail, stairs to second floor landing, door to:

#### Master Bedroom 4.42m x 3.81m max (14'6" x 12'6" max )

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

#### Bedroom 2 4.52m x 3.40m max (14'10" x 11'2" max )

Double-glazed window to rear, radiator, picture rail, coving to ceiling and recessed spotlights.

#### Family Bathroom

Fitted with four piece suite comprising roll top bath with hand shower attachment, wash hand basin with storage under, recessed shower cubicle and low-level WC, extractor fan, double-glazed window to rear, feature radiator/towel rail and wood panelling on walls.

#### Second Floor Landing

Door to built-in storage cupboard, door to:

#### Bedroom 3 4.50m max x 3.71m max (14'9" max x 12'2" max )

Skylight, and radiator.

#### Snug

Useful study area or storage area.

#### Bedroom 4 3.30m max x 1.98m min (10'10" max x 6'6" min )

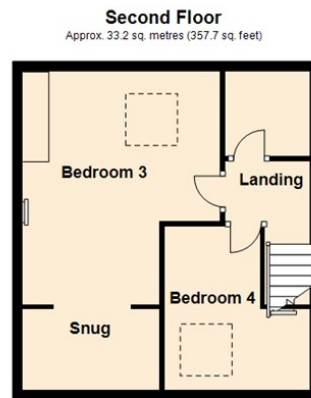
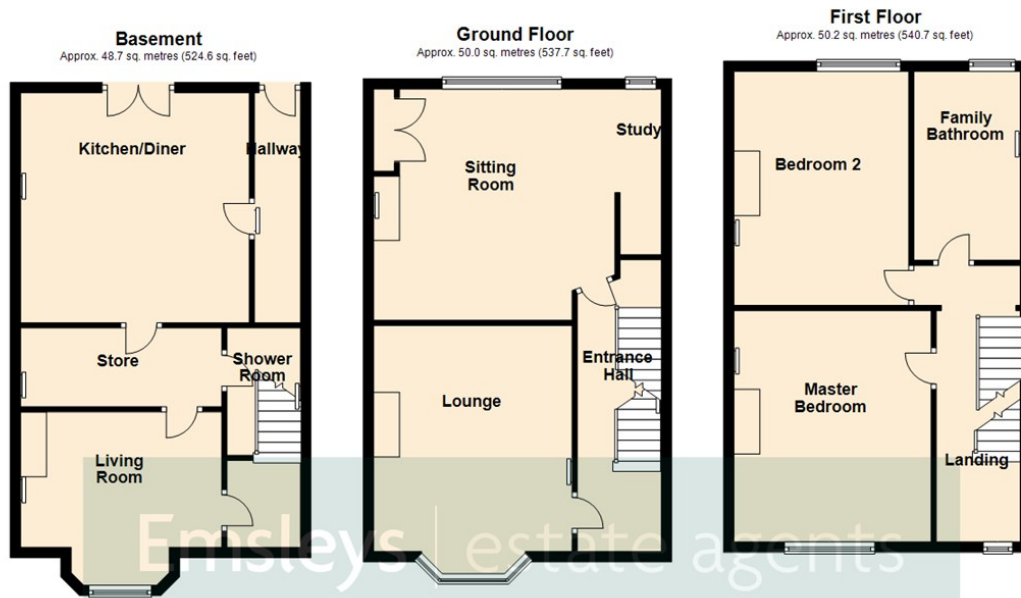
10'10" max x 6'6" min (9'4" max)

Skylight, radiator, wooden effect laminate flooring.

#### Outside

There is a blue slate area to the front, with hand gate and mature hedging. To the rear, there is a fully enclosed mainly paved garden, with greenhouse. Gated access leads to off road parking area, for two cars and leads to the larger than average garage. The garage has an up and over door and power and light connected. Please note, that access to the garage and parking is via a small private road to the side and rear of the terraced properties. This road is adopted by the present vendor and three other neighbours.





Total area: approx. 182.2 sq. metres (1960.7 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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