



Derwent Avenue | Garforth | LS25 1HN

£260,000

Extended Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating E

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\* TWO BEDROOM EXTENDED SEMI-DETACHED BUNGALOW \*  
NO CHAIN! \* CONSERVATORY \* GARAGE WITH POWER  
ASSISTED DOOR \* USEFUL RAMP \* CORNER PLOT \* LOW  
MAINTENANCE GARDENS \*

Presenting a charming two bedroom semi-detached bungalow for sale, situated on an enviable corner plot. The property has the advantage of NO ONWARD CHAIN!, making the moving process straightforward and hassle-free.

The accommodation comprises two double bedrooms, a shower room, three reception rooms, and a kitchen, providing ample space for a comfortable lifestyle. The property offers three reception rooms, all tastefully decorated to create a warm and inviting atmosphere. The first reception room is the lounge, allowing for a flexible living space that can be tailored to your needs. The second reception room, the dining area, features an open-plan layout and provides a tranquil garden view. This room also offers direct access to the garden, allowing for indoor-outdoor living during the warmer months. The third reception room, the conservatory, is blessed with large windows, filling the room with an abundance of natural light, and also offers a picturesque garden view and access to the garden. The kitchen, practical and well-equipped, with access to the porch. The master bedroom is a double room featuring built-in wardrobes, ensuring sufficient storage space. The second bedroom, also a double, comes with built-in wardrobes and drawers.

External features include a garage for secure parking with the added benefit of being fitted with a power assisted up and over door. There are gardens to three side, all low maintenance and paved. There is also beneficial off road driveway parking. This property, offers excellent single storey accommodation, along with a useful ramp, making it ideal for those who want a manageable property. With its unique features and prime location, is a true gem ready to become the perfect home for its new owner.

#### Entrance Hall

Double-glazed window to side, fitted wardrobe for storage, radiator, door to built-in storage cupboard, door to:

#### Lounge 4.88m x 3.38m (16'0" x 11'1")

Radiator, coving to ceiling, electric fire, archway to Dining Area, door to:

#### Kitchen 2.24m x 2.84m (7'4" x 9'4")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, space for fridge/freezer, gas point for cooker with extractor hood over, door to:

#### Porch

Tiled flooring, double-glazed side door to garden.

#### Dining Area 2.69m x 2.87m (8'10" x 9'5")

Radiator, double-glazed sliding patio door to garden, open plan to:

#### Conservatory 2.64m x 2.87m (8'8" x 9'5")

Half brick construction with double-glazed windows and polycarbonate roof, radiator, tiled flooring, double-glazed french double door.

#### Master Bedroom 3.76m x 3.15m (12'4" x 10'4")

Double-glazed window to front, fitted wardrobes with hanging rail, shelving, overhead storage cupboard and drawers, radiator, coving to ceiling.

#### Bedroom 2 2.74m max x 3.43m max (9'0" max x 11'3" max )

9'0" max x 11'3" max (8'3" to robes)

Double-glazed window to front, fitted wardrobe with mirrored sliding door, hanging rail and shelving and drawers, radiator.

#### Shower Room

Fitted with a white suite comprising shower area with electric shower over, vanity wash hand basin with storage under, and low-level WC. Full height tiling to all walls, double-glazed window to side, chrome ladder style radiator, and airing cupboard which houses the gas boiler.

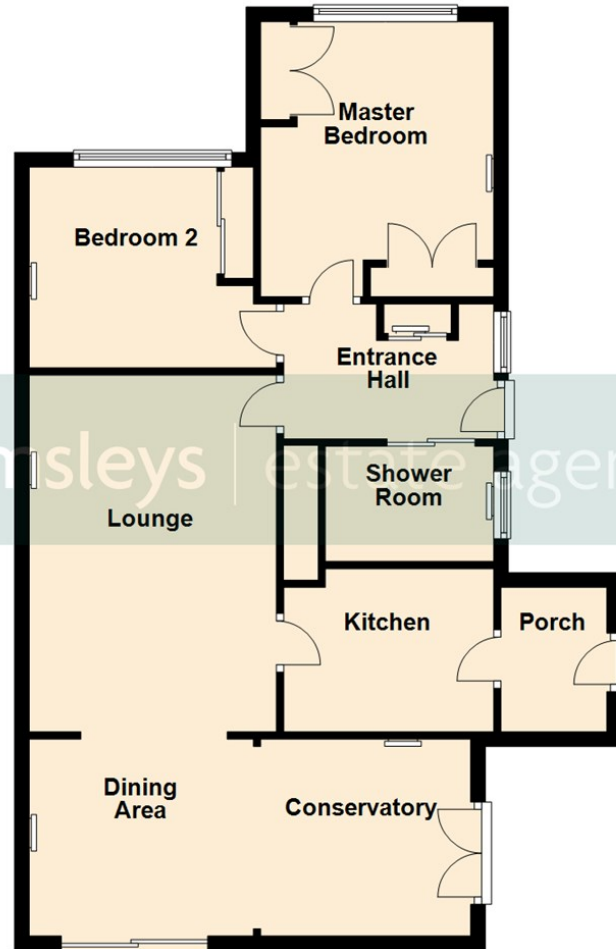
#### Outside

There are low maintenance gravelled and paved gardens to the front and side. To the rear, there is a paved patio seating area. There is a driveway to the side, offering off road parking for one car and leads to a detached garage. The garage has both power and light connected, and has a power assisted up and over door.



### Ground Floor

Approx. 74.3 sq. metres (799.3 sq. feet)



Total area: approx. 74.3 sq. metres (799.3 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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