



Leeds Road | Allerton Bywater | WF10 2DY

£220,000

Three Bedroom End Town House | Council Tax Band A | EPC Rating D

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*** THREE BEDROOM END TOWN HOUSE * IMMACULATE CONDITION * NO CHAIN! * DINING KITCHEN * MASTER BEDROOM WITH EN-SUITE * OFF ROAD PARKING FOR SEVERAL VEHICLES ***

This immaculate three bedroom end of terrace house, offered for sale with NO CHAIN! This property is a perfect family home, offering a multitude of desirable features and an excellent location. Situated within walking distance of public transport links, the property also benefits from being in close proximity to excellent schools and picturesque walking routes.

The property is laid out over two floors and offers three good sized bedrooms. The master bedroom is a spacious double with an en-suite shower room, while the second bedroom is also a double. The third bedroom is a generous single room, offering plenty of space for furniture and storage.

Downstairs, there is a modern, open-plan kitchen fitted with cooking appliances, a fixed dining space, and has been recently refurbished to a high standard. This space is ideal for entertaining and family meals. The property benefits from a good sized lounge and a useful conservatory that offers direct access to the garden, perfect for summer barbecues and al-fresco dining.

The bathroom features a modern suite, and the cleanliness and modernity of this space is echoed throughout the property. Unique features of this property include ample off-street parking for several vehicles - including the possibility for a caravan/camper/or even a van plus cars and space for visitors too.

This property is a must-see for anyone looking for a well-maintained, spacious family home in an excellent location. With its combination of space, modern features, and location, this end of terrace house truly is a gem.

Entrance Vestibule

Radiator, stairs to first floor landing, door to:

Lounge 4.01m x 4.27m max (13'2" x 14'0" max)

Double-glazed window to front, radiator, door to:

Kitchen/Diner 3.40m x 3.81m max (11'2" x 12'6" max)

Fitted with a modern range of base and eye level units with worktop space over and drawers, built-in wine rack, sink unit with single drainer and mixer tap, tiled splash-backs, fixed dining table, plumbing for automatic washing machine, built-in electric double oven, built-in four ring gas hob with extractor hood over, double-glazed window to rear, radiator, recessed spotlights, understairs storage cupboard which houses the gas boiler, door to:

Utility Area 0.71m x 1.37m (2'4" x 4'6")

Space for tumble drier and tiled flooring, door to:

Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin with storage under and low-level WC, tiled surround, extractor fan, double-glazed window to rear, chrome ladder style radiator, tiled flooring.

Conservatory 2.90m x 3.68m (9'6" x 12'1")

Half brick construction with double-glazed windows, polycarbonate roof and ceiling fan, french double doors to rear garden.

Landing

Door to:

Master Bedroom 4.01m x 4.27m max (13'2" x 14'0" max)

Double-glazed window to front, radiator, door to:

En-suite Shower Room

Fitted with three piece modern white suite comprising shower cubicle with shower over, vanity wash hand basin with base cupboard, and low-level WC. Extractor fan, double-glazed window to front.

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

Double-glazed window to rear, and radiator.

Bedroom 3 2.51m x 2.51m (8'3" x 8'3")

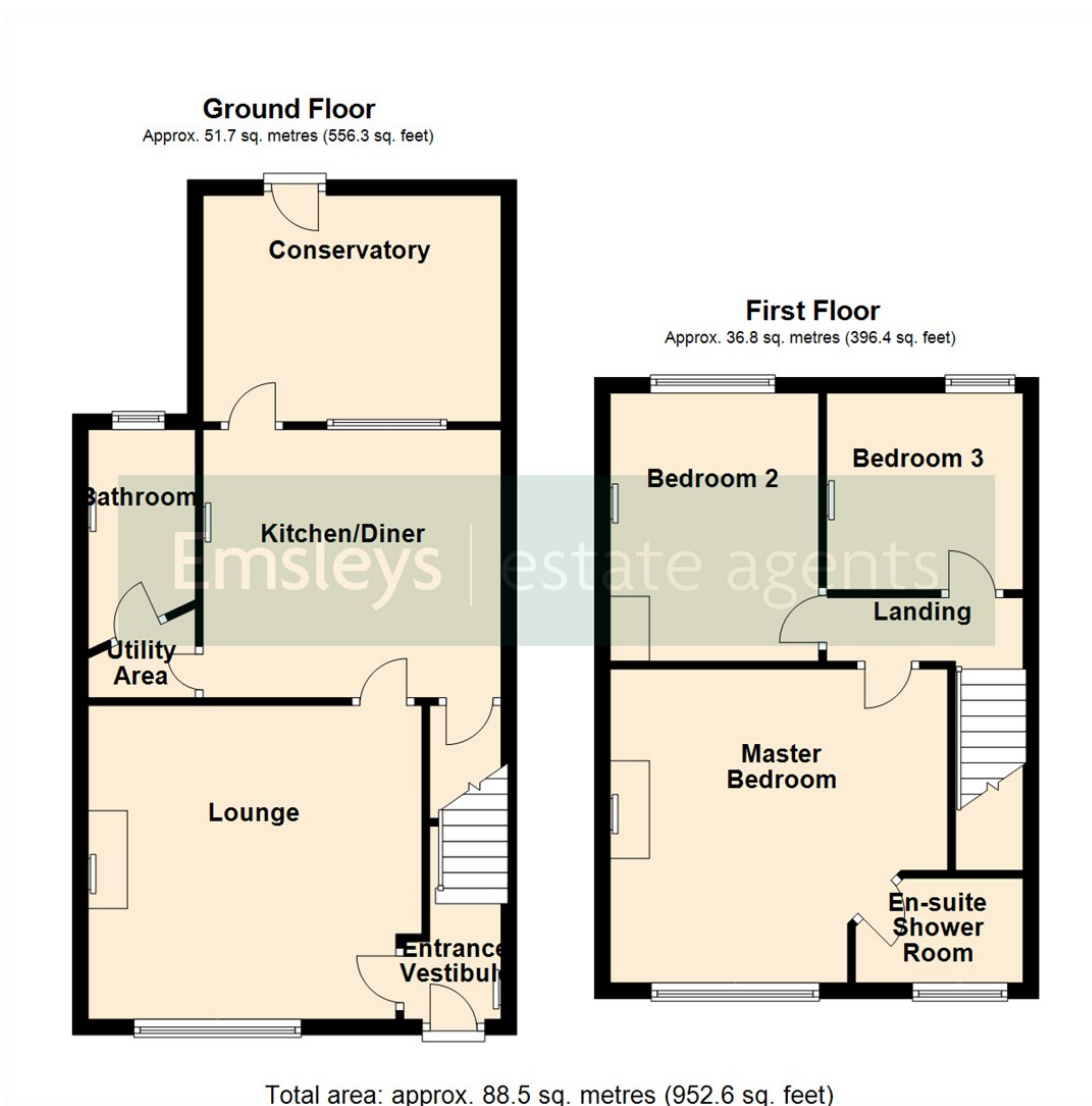
Double-glazed window to rear and radiator.

Outside

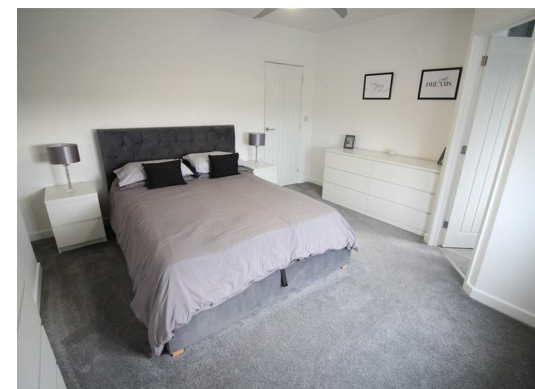
There is a private lawned garden to the front, with a communal shared path with the neighbouring property.

Side gated access leads to a lawned garden and leads to the rear of the property. There is a paved patio seating area, with direct access to the conservatory. There is a large off road parking area to the rear of the property, with enough room for several vehicles, or a van or even a caravan. In addition, there is also a sizeable storage unit.





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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