



Ashbourne Crescent | Garforth | LS25 2HZ

£282,000

Three bedroom semi | EPC C | Council Tax C

Emsleys | estate agents

THREE BEDROOM SEMIOPEN PLAN LIVING ROOM***GROUND FLOOR SHOWER ROOM***AMPLE OFF STREET PARKING***

Presenting this well-maintained three-bedroom semi-detached house for sale in a highly sought-after location. This property offers perfect living space for first-time buyers or families looking to settle down.

The property boasts a charming reception room characterised by large windows that fill the space with an abundance of natural light. An open-plan design, along with a comforting fireplace, enhances the room's overall appeal. The reception room affords splendid views of the garden and direct access to it, making it an ideal space for leisure or entertaining guests.

The house features a fully fitted kitchen, equipped for all your culinary needs. Its design effortlessly combines functionality with style, making the kitchen the heart of this home.

The property offers three well-proportioned bedrooms. The master bedroom, a spacious double with built-in wardrobes, offers ample storage space. The second double bedroom also benefits from built-in wardrobes, making it a convenient and comfortable space. The final bedroom is a generous single room, perfect as a child's bedroom or a home office situated on the ground floor.

The bathroom is modern and well-appointed, featuring a walk-in shower for a touch of luxury and convenience.

Noteworthy features of this property include a private parking space, a delightful garden perfect for outdoor activities, and solar panels that make this home both eco-friendly and economical.

Situated close to excellent public transport links, nearby schools, and pleasant parks, this property promises a lifestyle of convenience and tranquillity. With its unique features and excellent location, this house is an ideal home for those looking for comfort and convenience.

Ground Floor

Porch

Window to side, open plan, door to:

Entrance Hall

Stairs, door to Storage cupboard.

WC

W.C, double glazed window to the front,

Lounge/Dining Room 6.85m x 4.59m (22'6" x 15'1")

Feature fire, T.V double glazed window to the front and patio door to the rear, door to

Kitchen 2.54m x 3.12m (8'4" x 10'3")

Fitted with base units and contrasting worktops, built in oven, hob and extractor over, plumbed for washing machine and integrated fridge freezer, double glazed window and side door.

Bedroom 3 2.92m x 2.26m (9'7" x 7'5")

Ground floor, double glazed window and central heating radiator

Shower Room 2.31m x 1.64m (7'7" x 5'5")

Re- fitted with walk in shower, vanity wash hand basin and low flush W.C, Tiled walls and floor, double glazed window, central heating radiator.

First Floor

Landing

Window to rear, door to:

Bedroom 1 4.49m x 3.18m (14'9" x 10'5")

Double glazed window, central heating radiator, fitted wardrobes.

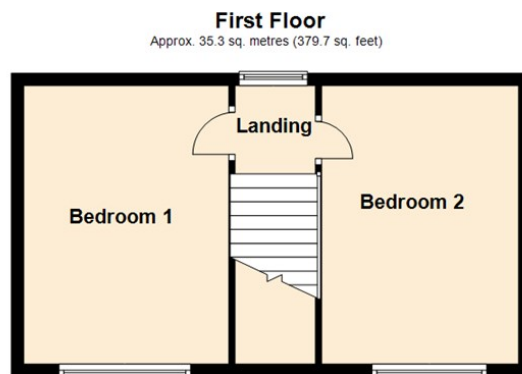
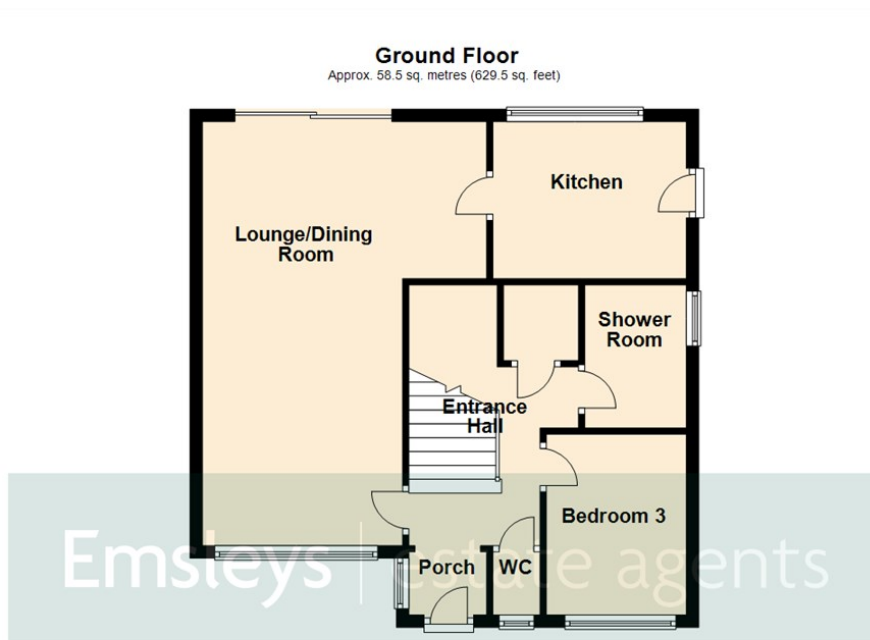
Bedroom 2 4.49m x 3.18m (14'9" x 10'5")

Double glazed window, central heating radiator, fitted wardrobes.

External

To the front is a lawn garden with established flower borders, ample off street parking leading to the detached garage. The rear garden is mainly lawn,.





Total area: approx. 93.8 sq. metres (1009.2 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