



Long Meadows | Garforth | LS25 2BR

£315,000

Ext. Four Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

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* FOUR BEDROOM EXTENDED SEMI-DETACHED PROPERTY WITH LOFT CONVERSION * CONSERVATORY * OPEN PLAN KITCHEN/DINER * GARAGE * DRIVEWAY PARKING *

Presenting a four bedroom extended semi-detached property available for sale benefiting from a loft conversion. This property boasts a generous layout with a total of four bedrooms, family bathroom, two reception rooms, and a dining kitchen. The property's unique features make it a standout choice with features such as driveway parking, front and rear gardens, and a single garage.

The bedrooms are well proportioned and come with built-in wardrobes for increased storage space. The master bedroom and the second bedroom are particularly spacious, with the latter also offering additional built-in storage. The bathroom is modern and practical, with built-in storage for your toiletries and a heated towel rail and demisting mirror for that extra touch of luxury.

The kitchen is a chef's dream, featuring an open-plan layout with dining space. The quartz counter-tops add a touch of elegance, and the built-in appliances make for an efficient cooking experience.

The two reception rooms are perfect for entertaining. The lounge is characterized by large windows that flood the room with natural light, and a cosy fireplace that adds a homely charm. The second reception room, the conservatory, offers a serene garden view and direct access to the garden, perfect for those summer barbecues or relaxing on a sunny afternoon.

Additional features of this property include driveway parking and an electric car charging point, which add value and functionality to the property. This semi-detached property is a splendid mix of spacious living areas, modern amenities, and unique features that promise a comfortable and luxurious living experience.

Porch

Composite entrance door. Radiator, luxury vinyl flooring, stairs to first floor landing, door to:

Lounge 3.33m x 4.80m (10'11" x 15'9")

Double-glazed window to front, radiator, luxury vinyl flooring, electric fire with wooden surround, door to under-stairs storage cupboard, door to:

Kitchen/Diner 3.15m x 5.79m (10'4" x 19'0")

Fitted with a range of modern base and eye level units with quartz worktop space over and drawers, one and half bowl sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, built-in eye level double oven, built-in induction hob with extractor hood over, radiator, double-glazed sliding patio door to conservatory. Side door to garden and luxury vinyl flooring.

Conservatory 3.48m x 2.34m (11'5" x 7'8")

Half brick construction with double-glazed windows. Radiator, luxury vinyl flooring, double-glazed french double door to garden.

Landing

Staircase to second floor. Door to:

Family Bathroom

Fitted with three piece modern suite comprising panelled bath with drencher style shower over and additional hand shower attachment over and folding glass screen, wash hand basin with storage under and WC with hidden cistern. Wall mounted de-misting mirror with shaver point, fully tiled, ladder style radiator, double-glazed window to rear, double door to storage cupboard.

Bedroom 1 3.12m x 2.92m max (10'3" x 9'7" max)

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

Bedroom 3 1.83m x 3.38m (6'0" x 11'1")

Double-glazed window to rear, radiator, double door to built-in wardrobe with hanging rail.

Bedroom 4 3.12m x 1.78m (10'3" x 5'10")

Double-glazed window to front, radiator, double door to built-in over-stairs storage cupboard/wardrobe with hanging rail.

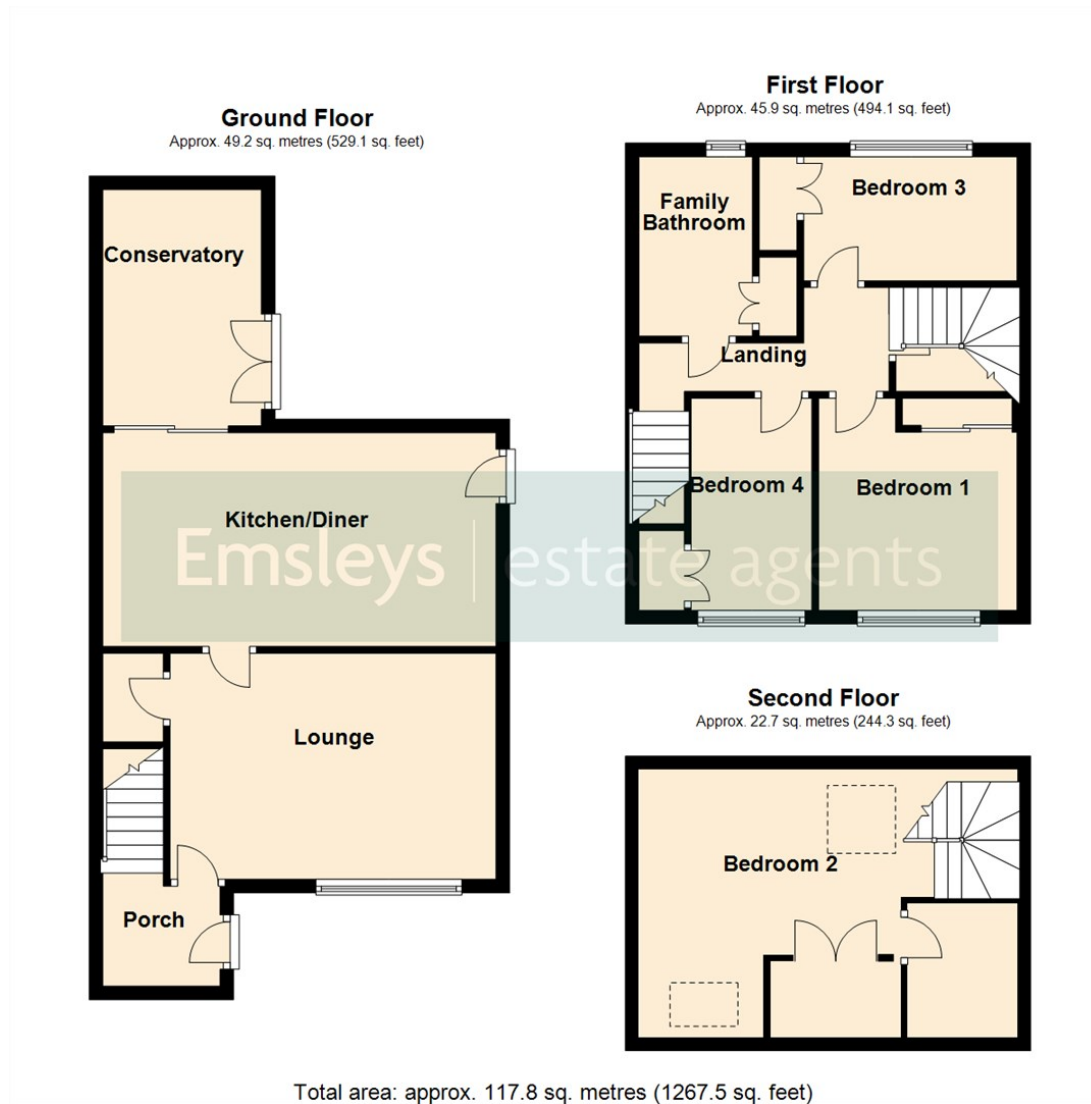
Bedroom 2 3.94m x 5.77m max (12'11" x 18'11" max)

Measurements are max and limited headroom. 12'11" (9'11") x 18'11" max over stairs
Two skylights, built-in storage cupboards, radiator and recessed spotlights.

Outside

There is a lawned garden to the front, with a driveway to the side leading to a single garage and a useful electric car charging point. The garage has an up and over door, and has both power and light connected and side entrance door. To the rear of the property, there is a paved patio seating area which leads to a lawned garden. In addition, there is a timber decking area to the rear of the garage.





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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