



Conisbrough Grove | Garforth | LS25 2QB

£515,000

Three double bedroom detached | Council Tax Band E | EPC Rating B

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\*\*\*RARE OPPORTUNITY. THREE EN-SUITE DOUBLE BEDROOMS. SOLAR PANELS. IMMACULATE THROUGHOUT.\*\*\*  
A magnificent home nestled in a sought-after location. This property is in immaculate condition, offering an unparalleled blend of luxury and comfort that makes it a perfect family home.

Only a few of this type were built making it incredibly rare. The house boasts a beautifully appointed kitchen/diner, equipped with modern fitments and appliances, promising a delightful culinary experience, with utility room and WC. In addition, the property features a spacious reception room, offering the ideal setting for family gatherings or entertaining guests.

The property comprises three bedrooms each with its own en-suite, with dressing area to the master, offering ample living space designed to accommodate the needs of a growing family. Each room has been meticulously designed to maximise comfort and efficiency, ensuring a seamless living experience.

One of the standout features of this property is the inclusion of solar panels, highlighting the property's commitment to sustainable living. An electric vehicle charging point is also included in the garage, making this property an excellent choice for eco-conscious individuals. Additionally, the property benefits from a single garage and extended parking space for three, eliminating any parking woes. The house also features a beautiful garden that provides a tranquil outdoor space, perfect for relaxation or outdoor enjoyment.

The property enjoys a prime location with easy access to public transport links, local amenities, and nearby schools. This ensures residents have all the essentials within reach, from daily necessities to educational institutions.

Offering a host of unique features, this property stands as a testament to fine living. Embrace this opportunity to own a home that fuses style, comfort, and functionality in a coveted location.

## Ground Floor

### Hall

Composite double-glazed entrance door, stairs to the first floor landing with a converted pet store cupboard underneath, central heating radiator and doors accessing the lounge and kitchen/diner. Radiator and tiled floor.

### Lounge 5.00m x 3.29m (16'5" x 10'10")

A spacious and elegant living room with a leaded PVCu double-glazed bay window to the front aspect with fitted shutter blinds, a central heating radiator beneath and panel decorative walls.

### Kitchen/Diner 3.99m x 6.55m (13'1" x 21'6")

Having a range of wall and base units with quartz effect work surfaces and matching up stand over with tiled splashback over hob. An inset stainless steel one and a half bowl sink with mixer tap. Integrated gas hob with stainless steel extractor overhead. Integrated appliances include an eye level double oven, a tall fridge/freezer and dishwasher. Downlighters to the ceiling, a storage cupboard and a PVCu double-glazed window. To the dining area there is ample space for a large family dining table and chairs, a double panel central heating radiator and double-glazed windows with French doors accessing the rear garden. Continuation of tiled flooring from hall. Door to the utility room.

### Utility 1.98m x 1.78m (6'6" x 5'10")

Matched to the kitchen there are base and wall units, quartz effect work surface and up stand with a stainless steel sink and mixer tap. Space and plumbing for a washing machine and tumble dryer, single panel central heating radiator, and a double-glazed composite door to the rear garden. Tiled flooring from kitchen/diner. Door to the WC.

### WC

Fitted with a two piece suite which comprises; low flush WC, half pedestal wash hand basin with half tiled walls and tiled flooring. Central heating radiator and a PVCu double-glazed frosted window.

## First Floor

### Master Bedroom 4.84m x 3.25m (15'11" x 10'8")

A spacious master suite with a leaded PVCu double-glazed bay window to the front aspect with a central heating radiator beneath. Open to;

### Landing

Storage cupboard housing the hot water cylinder, a further storage cupboard and loft hatch.

### Dressing Area 2.02m x 2.24m (6'8" x 7'4")

Recessed fitted robes to opposing sides in a light wood grain effect finish provide hanging rails and storage. Door to an en-suite bathroom.

### En-suite Bathroom 1.80m x 3.29m (5'11" x 10'10")

A white three-piece suite comprising; straight panelled bath with complimentary splashback tiling, low flush WC and a half pedestal hand wash basin plus a double width walk-in shower enclosure with a mains fed rainfall shower and glass screen. Chrome central heated towel warmer, shaver point, extractor fan, tiled flooring, downlighters to the ceiling and a PVCu double-glazed frosted window.

### Bedroom 2 3.63m x 3.23m (11'11" x 10'7")

Window to rear, door to:

### En-suite

Single shower enclosure with a sliding door, low flush WC and a half pedestal wash hand basin. Chrome central heated towel warmer, extractor fan, shaver point, tiled flooring and having a PVCu double-glazed frosted window.

### Bedroom 3 3.68m x 3.05m (12'1" x 10'0")

Window to front, door to:

### En-suite

Single shower enclosure with a bi-fold door, low flush WC and a half pedestal wash hand basin. Chrome central heated towel warmer, extractor fan, shaver point, tiled flooring and having a PVCu double-glazed frosted window.

## Exterior

To the front is an extended drive providing parking for three cars and accessing the single integral garage with EV charge point. The rear is of a good size, well enclosed with patio and lawn landscaping and steps to a further entertaining patio area.

## Agents Notes

There is a management service charge which totals £141 for the year, and is reviewed annually. The solar panels are owned and can be used to generate income via export tariffs.





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](http://www.emsleysestateagents.co.uk)

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