



Chapel Close | Garforth | LS25 1AJ

£265,000

Ext. Three Bedroom Semi-Detached | Council Tax Band C | EPC Rating B

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\* EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY \*  
SOLAR PANELS \* CONSERVATORY \* FITTED KITCHEN WITH  
GRANITE WORKTOPS & APPLIANCES \* GARAGE \* PARKING \*

Charming extended three bedroom semi-detached house, offers a wealth of features that promise a comfortable and convenient lifestyle for potential buyers. The property also benefits from a double storey extension to the front, adding considerable living space and eco-friendly solar panels. The present vendor fitted a new boiler in May 2023, adding to the benefits of this home.

The heart of the home is the well-appointed kitchen, complete with granite counter-tops and built-in appliances, catering to all your culinary needs. This property offers two reception rooms. The first, the lounge is an open-plan space with a fireplace and a dining area, providing an ideal setting for entertaining and family gatherings. The second reception room is a conservatory providing a garden view and direct access to the garden, perfect for summer days and bringing the outside in. This property boasts three bedrooms, each one a double and equipped with built-in wardrobes. The master bedroom provides an added touch of luxury for the occupants. The house also features a bathroom with a heated towel rail and a shower over the bath, perfect for relaxing after a long day.

Outside, there is a single garage and off road parking for two cars, a true luxury in this sought-after location. The beautiful garden offers an oasis of tranquillity and low maintenance, perfect for enjoying warm summer days on the Indian stone patio.

Located within walking distance of the local high street, with public transport links and schools nearby, this house is situated in a prime location. Nestled in a quiet cul-de-sac, with amenities close by, this house offers the perfect blend of convenience and family living.

#### Entrance Vestibule

Wooden flooring, open plan to:

#### Entrance Hall

Radiator, wooden flooring, stairs to first floor landing, open plan to:

#### Fitted Kitchen 3.68m x 2.72m (12'1" x 8'11")

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, two under counter integrated fridges, built in electric oven with a four ring gas hob and extractor hood over, plumbed for dishwasher, double-glazed window to rear, built-in under-stairs storage cupboard, wooden flooring. Side entrance door.

#### Lounge 3.68m x 3.51m max (12'1" x 11'6" max )

Double-glazed window to front, coal effect gas with feature surround, radiator, wooden flooring, coving to ceiling, open plan to:

#### Dining Area 3.07m x 2.57m (10'1" x 8'5")

Radiator, wooden flooring, coving to ceiling, double-glazed sliding door to:

#### Conservatory 4.19m max x 2.77m max (13'9" max x 9'1" max )

Half brick construction with double-glazed windows, two radiators, wooden flooring, double-glazed french double door to garden.

#### Landing

Double-glazed window to side, access to loft space with ladder, door to:

#### Master Bedroom 3.73m x 2.74m to robes (12'3" x 9'0" to robes )

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

#### Bedroom 2 2.95m x 3.33m max (9'8" x 10'11" max )

Double-glazed window to rear, built-in storage cupboard, radiator.

#### Bedroom 3 3.91m x 2.01m (12'10" x 6'7")

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

#### Family Bathroom

Fitted with three piece suite comprising panelled bath with

electric shower over, wash hand basin with base cupboard and WC with hidden cistern. Tiled surround, towel rail, extractor fan, double-glazed window to rear, radiator, tiled flooring.

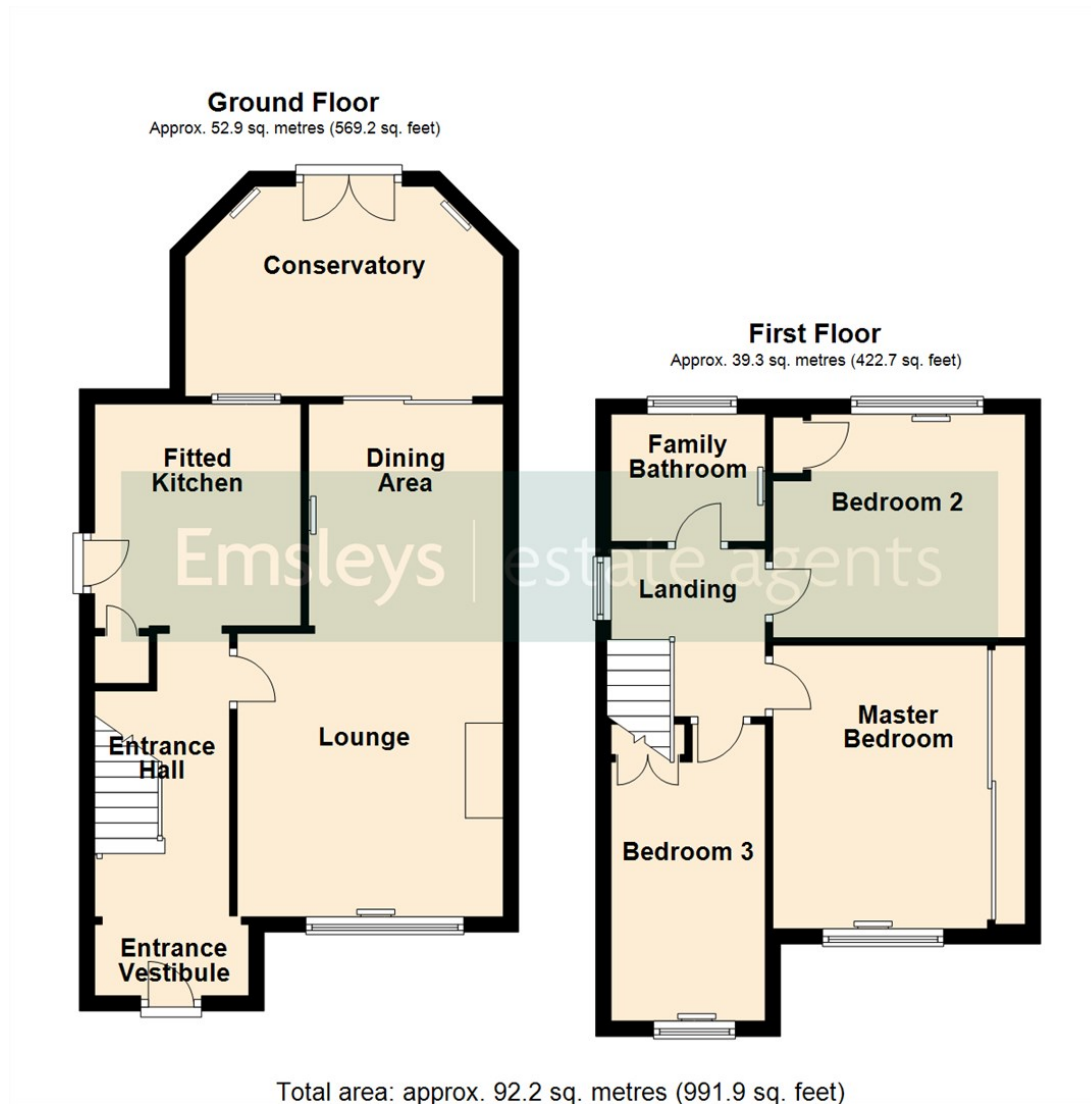
#### Outside

To the front, there is a generous lawned garden to the front, with border for flowers and shrubs. Driveway to the side, offers off road parking for two cars. To the rear, there is a single garage, with an up and over door and has both power and light connected, and has plumbing for a washing machine and dryer. To the rear, there is an Indian stone paved patio area.

#### Agents Note

Please note that we have been informed by the vendor that the solar panels at the property are owned, and produce an income at present with their current energy provider. Tariffs and income will vary depending on energy provider and personal usage.





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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