



White Rose Way | Garforth | LS25 2EF

£275,000

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

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\* EXT. CHALET STYLE SEMI-DETACHED PROPERTY \* EXTENDED RE-FITTED KITCHEN \* OPEN PLAN LOUNGE/DINER \* MODERN FOUR PIECE BATHROOM SUITE \* GARAGE \* OFF ROAD PARKING \*

Splendid extended three bedroom semi-detached house, offering a perfect blend of traditional charm and modern comforts. The property is nestled in a sought-after location, benefiting from excellent public transport links and local amenities within close proximity. Notably, the present vendors have had a large amount of works carried out on the property, which include being rewired in 2019, and a new boiler and windows were fitted in 2023, highlighting the care and attention the property has received.

The property is unique for its two reception rooms. The good sized lounge is an open-plan layout with a cosy fireplace, dining space, and a garden view, creating the perfect setting for relaxed family gatherings. The second reception room, the sun room, also offers a garden view and provides access to the garden, making it an ideal spot for summer entertaining. The extended kitchen offers ample space for culinary endeavours, ensuring the heart of the home truly beats with life.

The residence boasts three well-proportioned bedrooms. The master bedroom is a spacious double, providing a tranquil retreat. The second bedroom is also a double, while the third bedroom is a single, featuring built-in wardrobe over the stairs, making it an ideal space for younger family members or guests. A generous bathroom serves the sleeping quarters, with a comprehensive modern refitted four-piece suite - with feature bath.

Outside, the property is just as impressive. It features lawned gardens to the front and rear, a single garage, and off road parking. All these features combine to present a home of unique character and charm that offers a fantastic living environment.

### Entrance Hall

Double-glazed window to front, radiator, wooden effect laminate flooring, stairs to first floor landing,. Composite front door, door to under stairs storage cupboard, door to built-in storage cupboard.

### Fitted Kitchen 4.78m x 2.69m (15'8" x 8'10")

Fitted with a range of modern base and eye level units with worktop space over, one and half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, electric point for cooker, double-glazed window to rear, wooden effect laminate flooring, double-glazed side door to garden, door to:

### Lounge/Diner 7.06m" max x 3.66m'0.30m max (23'2" max x 12'1" max )

23'2" max x 12'1" max (9'8" min)

Double-glazed window to front, gas fire with tiled surround, two radiators, coving to ceiling, double-glazed patio door to:

### Sun Room

Double-glazed window to rear, wall mounted electric heater, wooden effect laminate flooring, double-glazed rear door to garden.

### Landing

Double-glazed window to side, access to loft space with drop down ladder and houses the gas boiler. Door to:

### Master Bedroom 3.68m x 3.40m (12'1" x 11'2")

Double-glazed window to rear, radiator.

### Bedroom 2 3.28m x 3.40m msc (10'9" x 11'2" max )

Double-glazed window to front, radiator.

### Bedroom 3 2.39m x 2.31m (7'10" x 7'7")

Double-glazed window to front, built-in over-stairs storage cupboard, radiator.

### Family Bathroom

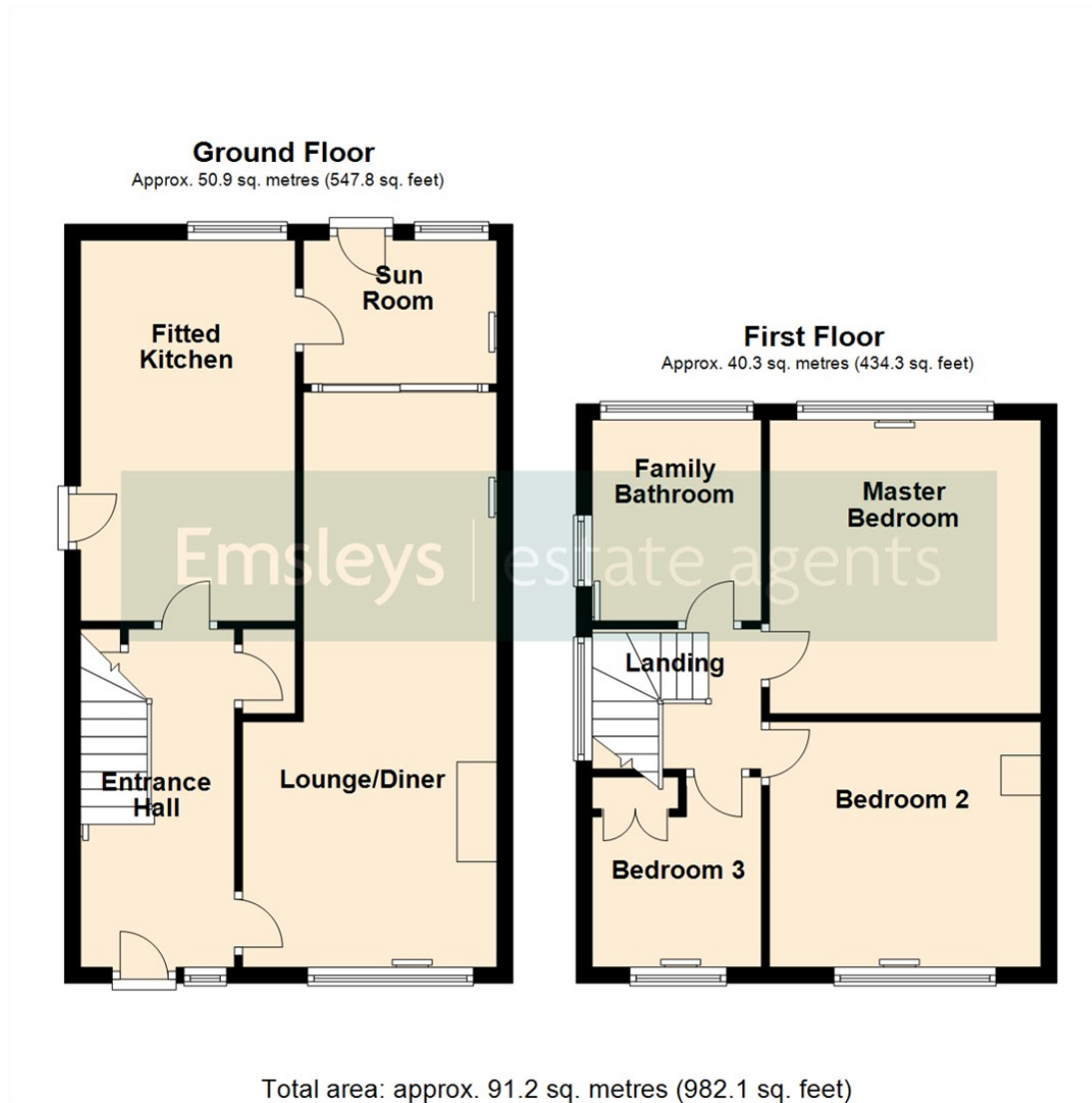
Fitted with four piece modern white suite with deep bath with hand shower attachment and mixer tap, wash hand basin with storage under, shower enclosure with drencher style head and additional hand shower attachment and low-level WC, full height tiling to all walls, extractor fan, double-glazed window to rear, double-glazed window to side. Chrome ladder style radiator, tiled surround.

### Outside

There is a lawned garden to the front with a block paved driveway to the side offering space for off road parking.

Side gated access leads to the rear garden and single garage. The rear garden has a lawned area and shrubs.





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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