



Gilling Avenue | Garforth | LS25 2NE

£335,000

Extended Four Bedroom Semi-Detached House | Council Tax Band C | EPC Rating A

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\* EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY \*  
LARGE DINING KITCHEN WITH BI-FOLD DOORS \* WOOD  
BURNING STOVE \* INTEGRATED KITCHEN APPLIANCES \* OFF  
ROAD PARKING \*

Immaculately presented and extended to the ground floor, is this four bedroom semi-detached house. This is an unique opportunity for discerning buyers, and boasts a multitude of high-end features that set it apart.

As soon as you enter, you're greeted by a useful entrance porch, a tastefully decorated hallway and lounge with feature Oak wood flooring. The real heart of the home is the extended modern open-plan kitchen, complete with dining/living space. This kitchen is not only a cook's dream with its range of integrated appliances, but it also offers a cosy atmosphere with a wood-burning stove. Moreover, the bi-folding doors lead to a good-sized rear garden with a porcelain-tiled patio area and lawn, perfect for al fresco dining on warm summer evenings. If your looking for a WOW! factor - this room does not disappoint.

The property offers versatile accommodation with four bedrooms. The master bedroom is a double and features built-in wardrobes, providing ample storage. The second bedroom is also a spacious double, while the third is a comfortable single room. The fourth bedroom, located on the ground floor, is a double and could be used as a guest room or a playroom.

Moreover, the property benefits from off-road parking for two cars comfortably, a guest W.C to the ground floor, and eco friendly solar panels and even an EV charging station.

This stunning property is ideally situated with easy access to public transport links and nearby schools, making it perfect for families. The combination of location, state-of-the-art amenities, and beautiful living spaces makes this property a truly exceptional home.

### Porch

Double-glazed window to side, wall mounted gas boiler, built in storage, composite front door, door to:

### Hallway

Double-glazed window to side, radiator, engineered oak wooden flooring, stairs to first floor landing, door to:

### Lounge 4.19m x 3.38m (13'9" x 11'1")

Double-glazed window to front, radiator, engineered oak wooden flooring, wood panelling on walls, door to:

### Kitchen/Diner 7.11m max x 7.26m max (23'4" max x 23'10" max )

23'4" max (7'11" min) x 23'10" max (11'3" min) L shaped room.

Fitted with a range of modern base and eye level units with worktop space over and drawers, built-in breakfast bar, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, built-in fridge, freezer, dishwasher and automatic washing machine, wine cooler, fridge, built-in eye level electric, built-in ceramic hob with extractor hood over, built-in microwave, two double-glazed window to rear, tiled flooring, recessed spotlights, feature wood burning stove, and folding bi-fold doors to garden. Door to:

### Inner Hallway

Door to:

### WC

Fitted with two piece suite comprising, wash hand basin and WC with hidden cistern, tiled flooring and recessed spotlights.

### Bedroom 4 5.13m x 2.44m (16'10" x 8'0")

Versatile room. Double-glazed window to side, double-glazed window to front, radiator, built-in storage cupboards.

### Landing

Double-glazed window to side, access to loft space with pull down ladder, feature wooden and glass balustrade, door to:

### Master Bedroom 4.11m to robes x 2.51m (13'6" to robes x 8'3")

Double glazed window to front, radiator, built-in wardrobes with sliding doors and hanging and shelving space.

### Bedroom 2 2.81m x 2.51m (9'3" x 8'3")

Double- glazed window to rear and radiator.

### Bedroom 3 3.18m max x 1.80m max (10'5" max x 5'11" max )

10'5" max x 5'11" max over bulkhead.

Double-glazed window to front, radiator.

### Family Bathroom

Fitted with three piece suite comprising panelled bath with drencher style shower over and additional hand shower attachment and glass screen, wash hand basin and WC with hidden cistern. Tiled surround, extractor fan, double-glazed window to rear, chrome ladder style radiator, tiled flooring and recessed spotlights.

### Outside

There is a driveway to the front, providing off road parking for two cars with outside lighting and EV car charging point. To the rear, there is a good sized fully enclosed garden with a sizeable porcelain tiled patio seating area, which leads to a generous lawned garden with mature hedging and timber planters, a barked play area, and a white graveled area. The rear garden has external power points, and lighting, plus a useful timber garden shed. There is rear gated access onto grassed playing fields land to the rear of the property, which is extremely handy for dog walks etc.





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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