



Purbeck Grove | Garforth | LS25 1HP

£237,500

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating C

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* TWO BEDROOM SEMI-DETACHED BUNGALOW * NO CHAIN!
* CORNER PLOT * SIZABLE REAR GARDEN * SOUGHT AFTER LOCATION *

We are delighted to present this two bedroom semi-detached bungalow, conveniently nestled in a quiet and sought-after cul-de-sac location. This property boasts a large corner plot, providing a sense of space, further enhanced by off road parking and a garage. To sweeten the deal further, this property comes with NO ONWARD CHAIN, facilitating a quick and easy move.

This bungalow includes a generously-sized reception room, a perfect canvas for hosting and entertaining. The room is highlighted by a large bay window, allowing natural light to flood in, and a charming fireplace that adds a touch of character and warmth to the space. The property also features a fitted kitchen, offering plenty of potential for the keen home chef.

The residence consists of two well-proportioned bedrooms, a master and a single, offering versatile living options. The master bedroom is a double room, providing ample space for your comfort and convenience. The accompanying shower room, ensuring ease and complementing this one storey accommodation.

One of the unique features of this property is the expansive garden, perfect for those who appreciate outdoor living and space for the budding gardener. Additionally, the bungalow benefits from a single garage, providing secure off road parking and extra storage possibilities.

In summary, this semi-detached bungalow offers a blend of convenience, comfort and potential, making it a truly desirable property. Don't miss out on the opportunity to view this gem.

Entrance Vestibule

Radiator, door to:

Fitted Kitchen 3.15m x 2.03m max (10'4" x 6'8" max)

10'4" x 6'8" max (5'10" min)

Fitted with a range of base and eye level units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic

washing machine, space for fridge and freezer, built-in four ring gas hob with extractor hood over, double-glazed window to front, tiled flooring, and built-in storage cupboard.

Lounge/Diner 5.33m x 3.86m max (17'6" x 12'8" max)

Double-glazed bow window to front, newly fitted carpet, coal effect gas fire with fireplace, two radiators, and built in storage cupboard. Door to:

Inner Hallway

Door to:

Master Bedroom 3.58m x 3.25m (11'9" x 10'8")

Double-glazed bow window to rear, radiator.

Bedroom 2 2.51m x 2.64m (8'3" x 8'8")

Double-glazed window to rear, radiator.

Shower Room

Fitted with pedestal wash hand basin and low-level WC and walk in shower area. Full height tiling to all walls, double-glazed window to side, chrome ladder style radiator.

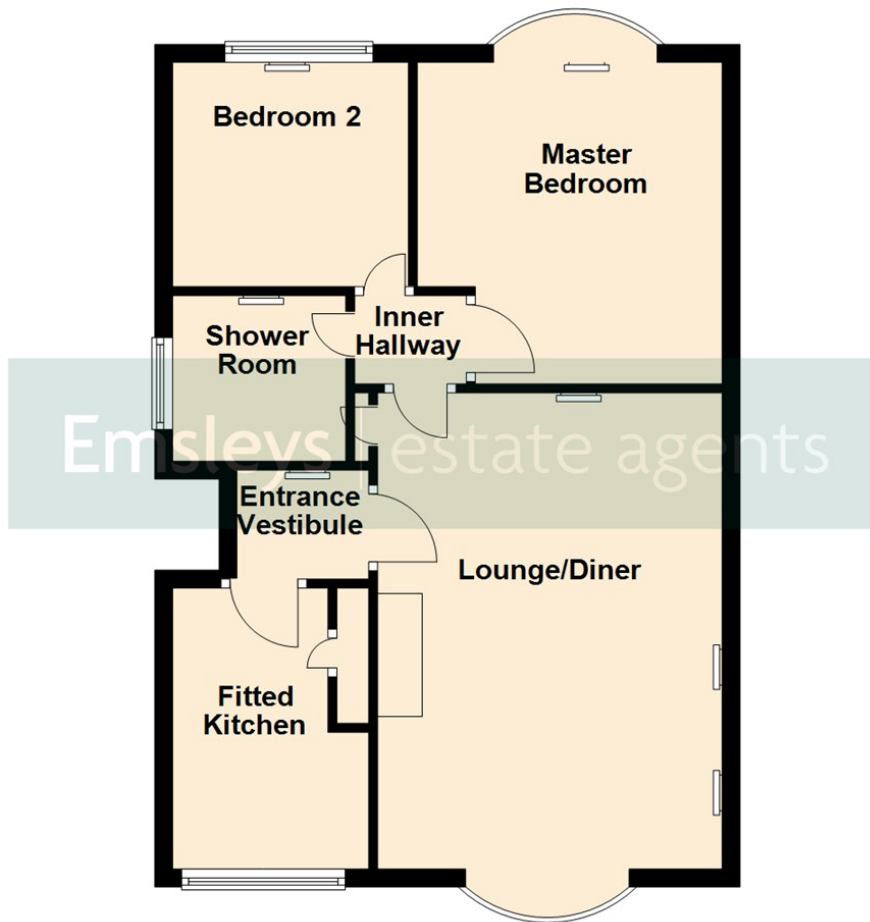
Outside

There is a lawned garden to the front, with off road parking to the side and leads to gated access to the single garage. To the rear, there is a large mainly lawned garden.



Ground Floor

Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 sq. feet)

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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