



Firth Fields | Garforth | LS25 2HD

£310,000

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

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EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY *
USEFUL OFFICE * GOOD SIZED SUN ROOM * DINING KITCHEN
* OFF ROAD PARKING * USEFUL NETWORKED
OFFICE/OCCASIONAL BEDROOM/PLAYROOM*

Excellent four bedroom extended semi-detached property for sale in the sought-after location of East Garforth. This remarkable residence boasts a number of desirable features, including off-road parking, a practical office/occasional bedroom and a low-maintenance rear garden complete with a charming small pond.

Inside, this property offers an abundance of living space spread over two floors. The ground floor features two spacious reception rooms, both of which are tastefully decorated. The lounge is dominated by the large window, flooding the room with natural light. The feature fireplace and coal effect gas fire provides a warm and cosy atmosphere during the colder months. The second reception room, a delightful sun room, has a fully insulated roof, grants direct access to the garden, creating a seamless indoor-outdoor living experience. The open-plan kitchen is impressive, offering ample dining space and built-in appliances. This layout is perfect for entertaining and family meals.

To the first floor, you will find four bedrooms. The master bedroom comes with built-in wardrobes, providing plenty of storage space. Two additional bedrooms are of double size while the fourth is a single room. The bathroom is fully equipped with a shower over the bath, ensuring there is something to cater to everyone's needs.

What sets this property apart is its unique features. With an electric vehicle charging station, a double-story extension and a sunroom, this home is at the forefront of modern living. Its proximity to public transport links, schools, and green spaces further enhances its appeal. A viewing is highly recommended to fully appreciate what this property has to offer.

Porch

Double-glazed windows to side, utility cupboard, door to:

Lounge 4.27m x 4.47m max (14'0" x 14'8" max)

Double-glazed leaded window to side, double-glazed

leaded window to front, coal effect gas fire with feature surround, radiator, stairs to first floor landing, double door to:

Kitchen/Diner 3.00m max x 4.47m (9'10" max x 14'8")

Fitted with a modern range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, integrated fridge/freezer and dishwasher, built-in eye level electric oven, built-in five ring gas hob with extractor hood over, double-glazed leaded window to rear, radiator, recessed spotlights, door to:

Sun Room 2.77m x 3.89m max (9'1" x 12'9" max)

Half brick and double-glazed windows, insulated roof and inset spotlights, two radiators, double-glazed french double door to garden.

Utility Area 1.07m x 1.98m (3'6" x 6'6")

Plumbing for automatic washing machine, double-glazed window to rear, wall mounted gas boiler, door to:

Office 4.01m x 1.98m (13'2" x 6'6")

Double-glazed window to front, radiator. Networked with Cat. 6 to access point with main house.

Landing

Access to boarded loft with pull down ladder, door to:

Family Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and folding glass screen, wash hand basin with base cupboard, and WC with hidden cistern. Full height tiling to all walls, double-glazed window to rear, radiator.

Master Bedroom 4.14m to robes x 2.59m (13'7" to robes x 8'6")

Double-glazed leaded window to front, built-in wardrobes with hanging rail and built in storage cupboard, radiator.

Bedroom 2 2.91m x 2.79m (9'7" x 9'2")

Double-glazed window to rear, radiator.

Bedroom 3 3.25m max x 1.80m (10'8" max x 5'11")

10'8" max (7'6" min) x 5'11" max

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

Bedroom 4 5.00m x 2.03m (16'5" x 6'8")

Double-glazed leaded window to rear, double-glazed leaded window to front, radiator and recessed spotlights.

Outside

There is a lawned garden to the front, with shrubs and off road parking. There is an electric car charging point, which is located to the front of the property . To the rear of the property, there is an enclosed garden with a low maintenance paved garden with raised flower and shrub beds. There is outside power points and water tap. In addition, there is a small raised pond.





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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