



Glamis Close | Garforth | LS25 2NQ

£210,000

Extended One Bedroom Bungalow | Council Tax Band B | EPC Rating D

Emsleys | estate agents

* ONE BEDROOM EXTENDED SEMI-DETACHED BUNGALOW - WITH LARGE LOFT ROOM * NO CHAIN! * IN NEED OF MODERNISATION *

Excellent opportunity to purchase this extended semi-detached bungalow, available with NO ONWARD CHAIN! Situated in a sought after cul-de-sac location, this promising property requires renovation, presenting an excellent opportunity for buyers wishing to modernise and add their own personal touch.

Currently arranged with a spacious double bedroom, the layout reflects a previous owner's alterations from its original two-bedroom design. The option remains to reconfigure the property back to two bedrooms, subject to the new owner's requirements. The home further features a generous lounge with a dining area, providing an ideal space for entertaining or relaxing. The kitchen sits adjacent, offering scope for customisation and improvement. A key feature of this bungalow is the sizeable large loft room with W.C, providing additional flexibility—potential as a hobby space, office, occasional bedroom or storage. The shower room completes the interior, offering essential amenities for comfortable living.

The property boasts a bright conservatory, enhancing the living space with a pleasant outlook over the private garden. Externally, a driveway runs to the side, providing convenient off-road parking and leading to a single garage for further storage or vehicle use. There are gardens to the front and rear of the property, ideal for future landscaping projects.

This versatile home, positioned within a highly regarded and peaceful residential area, offers plenty of scope for improvements and re-configuration. Viewings are highly recommended to appreciate the full potential of this property.

Kitchen 3.99m x 1.55m (13'1" x 5'1")

Range of base and eye level units with worktop space over and drawers, sink unit with single drainer and mixer tap, plumbing for automatic washing machine, electric point for cooker, double-glazed window to front, radiator, double-glazed entrance side door, door to:

Lounge 5.03m x 3.15m (16'6" x 10'4")

Double-glazed window to front, radiator, coving to ceiling, open plan to:

Dining Area 1.80m x 2.34m (5'11" x 7'8")

Radiator, door to:

Inner Hallway

Sliding door to:

Shower Room

Fitted with three piece suite comprising shower cubicle with electric shower over, pedestal wash hand basin and low-level WC. Tiled surround, double-glazed window to side, and chrome ladder style radiator.

Study 2.87m x 2.44m (9'5" x 8'0")

Radiator, stairs to first floor landing, double door to conservatory. Door to:

Bedroom 5.21m max x 2.21m min (17'1" max x 7'3" min)

17'1" max x 7'3" min (8'9" max)

Double-glazed window to rear, radiator with ceiling fan.

Conservatory

UPVC construction with uPVC double-glazed windows and polycarbonate roof, double-glazed window to side and double door to rear garden.

Loft Room 5.08m x 3.48m max (16'8" x 11'5" max)

Sloping roof and measurements are maximum.

Two skylights, radiator, door to:

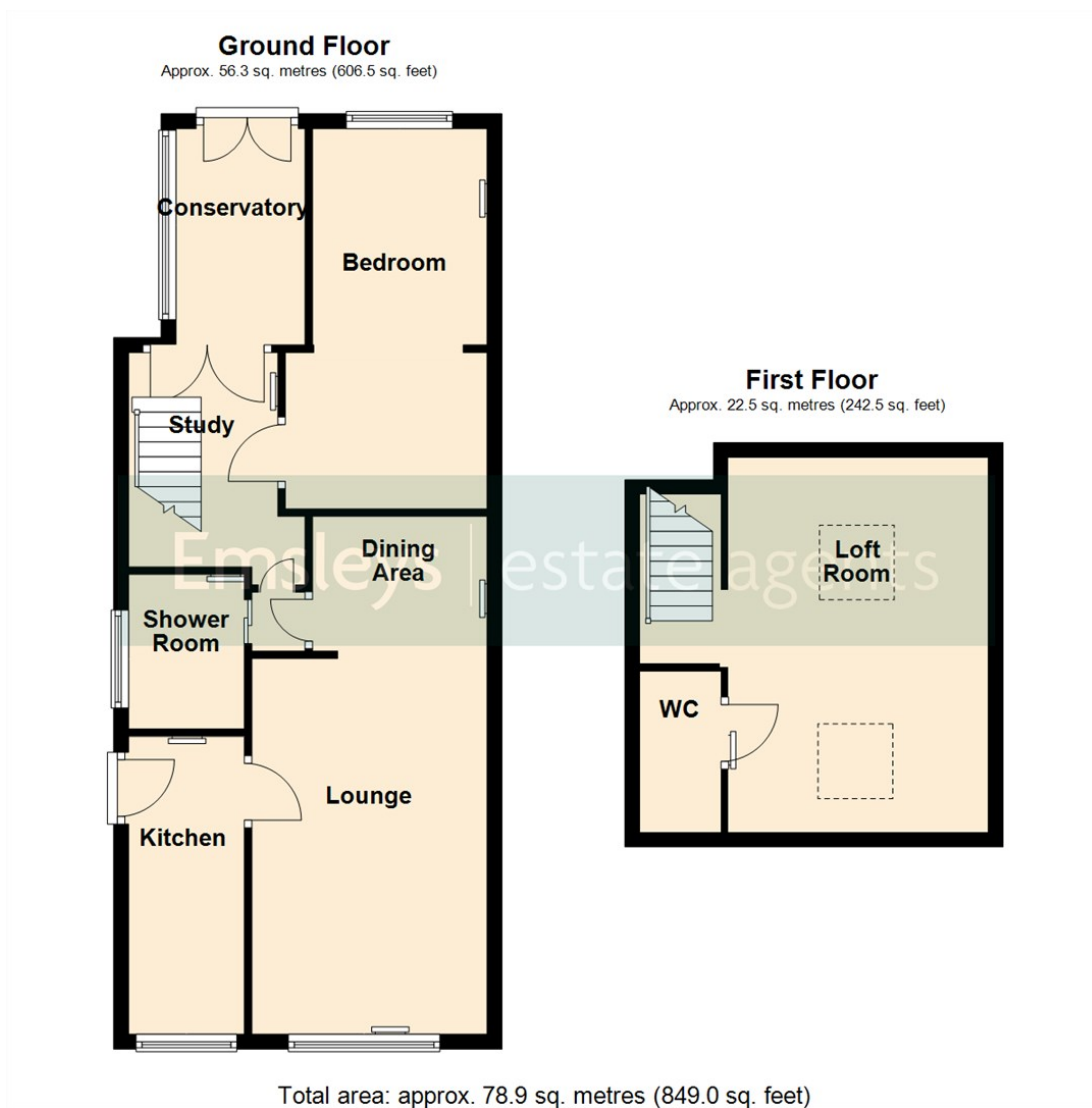
WC

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, wall mounted gas boiler.

Outside

To the front, there is a good sized graveled area with a driveway to the side and leads to a single garage. Please note, that at present, there is a metal ramp to the side of the property, which can be removed if required. To the rear, there is a timber decking area which leads to a gravel and paved garden.





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

Emsleys | estate agents