



Cliffe House Avenue | Garforth | LS25 2BW

£315,000

Three bedroom detached bungalow | Council Tax Band D | EPC Rating D

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LARGE GARDEN PLOT * ENVIABLE TUCKED AWAY LOCATION * NO CHAIN * SOUGHT AFTER LOCATION.

Set within easy access of Garforth Main Street is this lovely true bungalow which rarely come to market in this location. Briefly comprising; an entrance hall, kitchen/diner, lounge, inner hall, three bedrooms and a bathroom. PVCu double-glazed and gas central heated. Having a drive leading to a single attached garage and an extensive garden opening to the side aspect. Having no chain and vacant possession with modernisation required, we expect high demand.

Hall

PVCu double-glazed entrance door, coving to the ceiling, storage cupboard and doors to the lounge and kitchen/diner.

Kitchen/Diner 5.77m x 2.68m (18'11" x 8'10")

Having a range of wall and base units with laminate work surfaces and splashback tiling. Integrated eye-level double oven, four ring gas hob with an extractor over and a sink with drainer, plumbing for a washing machine and space for a fridge/freezer. PVCu double-glazed windows to the side and front aspects with a side entrance door and a radiator.

Lounge 5.77m x 3.84m (18'11" x 12'7")

Having a focal fireplace with a coal effect living flame gas fire, PVCu double-glazed windows to front and side aspects, two radiators, coving to the ceiling and a door to an inner hall.

Inner Hallway

Doors to all bedrooms and a bathroom.

Bedroom 1 3.94m x 2.64m (12'11" x 8'8")

PVCu double-glazed window to the rear aspect, fitted wardrobes, coving to the ceiling and a radiator.

Bedroom 2 2.97m x 3.40m (9'9" x 11'2")

PVCu double-glazed window to the rear aspect, coving to the ceiling and a radiator.

Bedroom 3 2.51m x 2.41m (8'3" x 7'11")

PVCu double-glazed window to the side aspect with a radiator beneath, coving to the ceiling and fitted cupboards over the bed space.

Bathroom

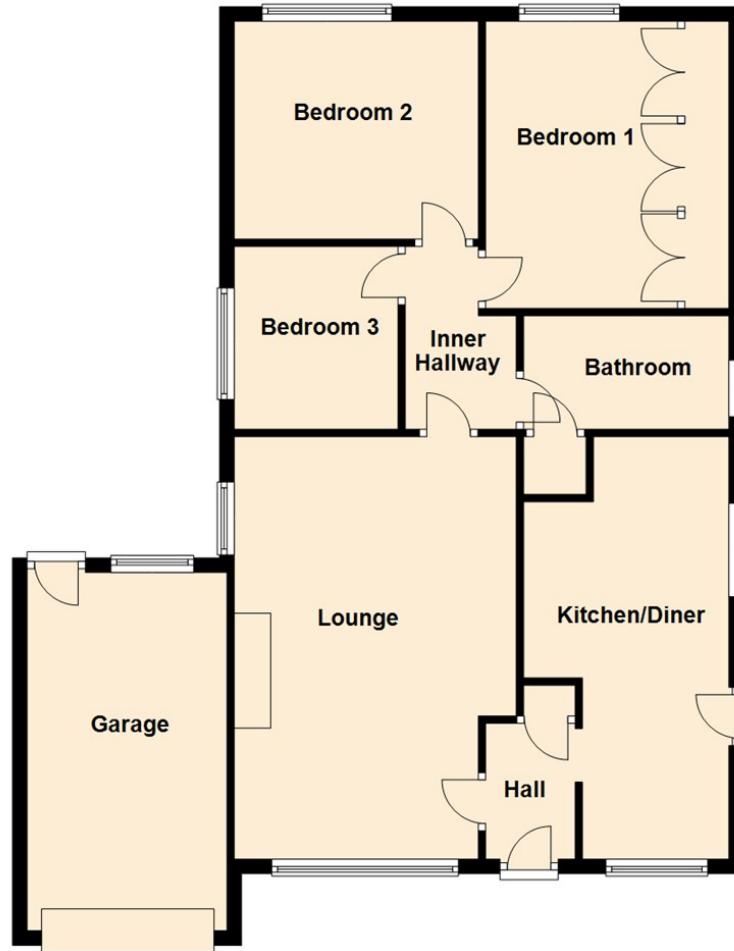
Fully tiled walls with a three piece suite comprising; a straight panelled bath with shower over, pedestal wash hand basin and a low flush WC. PVCu double-glazed frosted window, radiator and a cupboard housing hot water cylinder.

Exterior

Set in the corner of a cul-de-sac with a drive which has space for one car and accesses the attached single garage. Access can be gained around both sides of the property with a large side garden opening out to a lawned area, greenhouse and shed. The rear has a flagged and lawned garden with a further lawn and patio to the other side behind the garage.



Ground Floor



Total area: approx. 92.0 sq. metres (990.1 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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