



Higham Way | Garforth | LS25 2PS

£450,000

Four Bedroom Detached Property | Council Tax Band E | EPC Rating C

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*** FOUR/FIVE BEDROOM DETACHED FAMILY HOME * LARGE CONSERVATORY/LOUNGE * DINING KITCHEN WITH APPLIANCES * MASTER BEDROOM WITH EN-SUITE SHOWER * GENEROUS CORNER PLOT ***

Four/Five bedroom detached house located on the edge of the estate, offering an idyllic blend of suburban tranquillity and town convenience. This property is a gem in its own right, located on a generous corner plot with a large wrap around garden and versatile accommodation plus far reaching views to the rear.

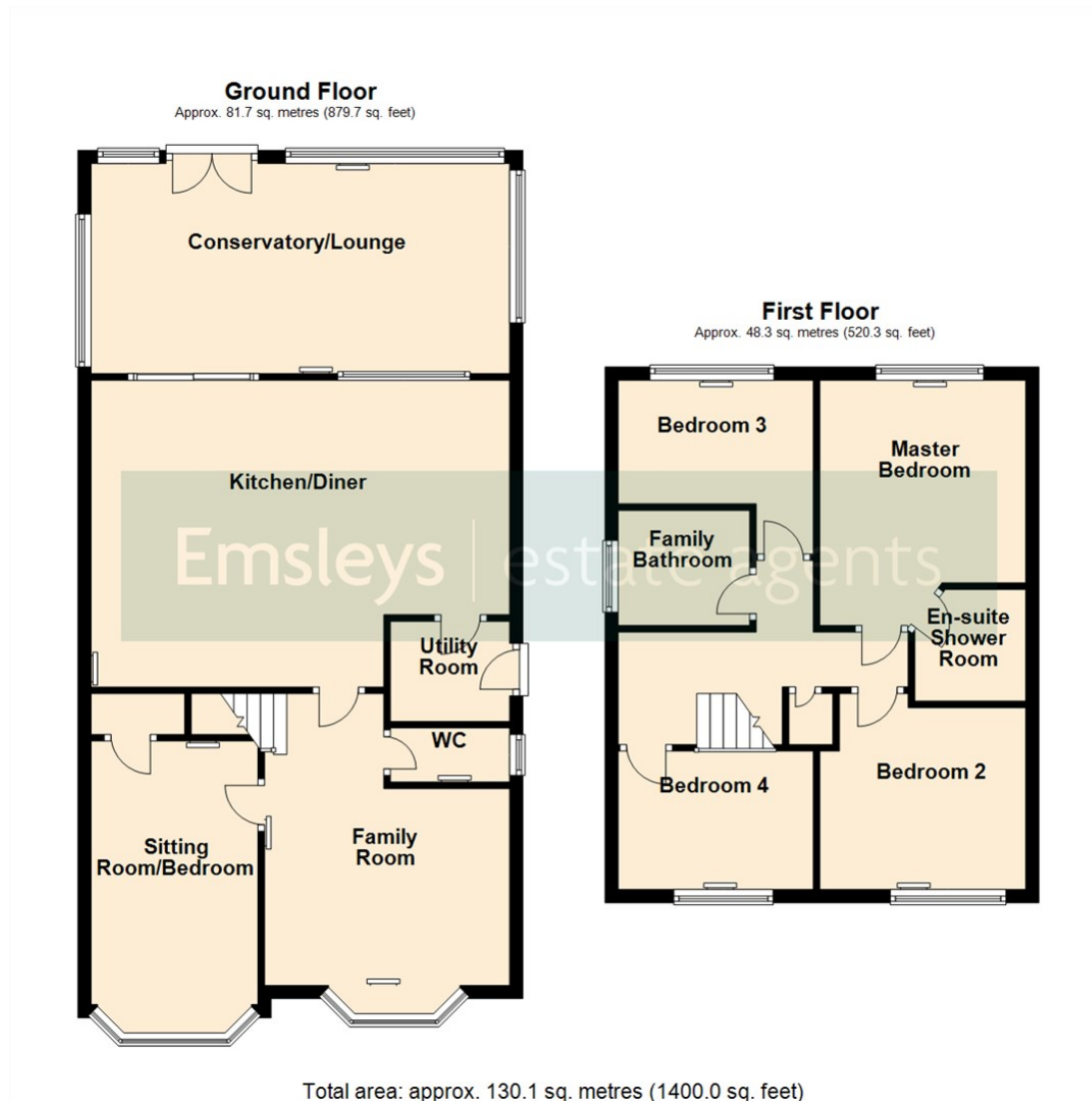
The property boasts well-proportioned bedrooms, two/three reception rooms, and a large well-equipped kitchen, plus many extra benefits such as a ground floor W.C and utility room. The master bedroom is a luxurious retreat complemented by an en-suite, ensuring a private space for relaxation. The second bedroom is another ample double, with bedroom three and four being practical singles.

The kitchen is the real heart of this home and a culinary enthusiast's delight, featuring an open-plan layout with a large dining space and a utility room. It comes equipped with a built-in oven and hob, ensuring all culinary needs are met with ease and sophistication. One of the property's unique selling points is the second reception room, the sitting room, which holds potential for use as an additional bedroom, if required. The third reception room, the conservatory/lounge, is a haven of tranquility, offering a serene garden view with direct access to spacious garden, providing an ideal setting for relaxation or entertaining guests.

The stand out factor of this home is the large wrap around garden, with a over sized composite decking seating area with toughed glass balustrade, covered seating area and lawn - offering lots of opportunity to enjoy the outdoors. Further enhancing the property's appeal include off road parking facilities and an EV Charging station. The location is equally impressive, providing easy access to public transport links and local amenities, ensuring convenience is never far away.







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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