



Bryony Court | Middleton | LS10 4SS

£350,000

Four bedroom detached | Council Tax Band D | EPC Rating D

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**\*\*\*FOUR BEDROOM DETACHED FAMILY HOME. IMMACULATELY PRESENTED THROUGHOUT. ADDITIONAL GROUND FLOOR OFFICE/BEDROOM\*\*\***

Presenting this immaculate detached property, a stunning family home now available for sale. Radiating a welcoming aura, the property boasts an open-plan reception room, with large windows, a fireplace and elegant wood floors. The room also offers serene views of the charming garden, providing an ideal setting for family gatherings or quiet evenings at home.

The property features a modern, open-plan kitchen that has been recently refurbished and is well-equipped with up-to-date appliances. Abundant natural light floods the kitchen, creating a bright and inviting space to cook and dine in.

Spread across the house are four well-proportioned bedrooms. The master bedroom is particularly noteworthy, offering generous space, built-in wardrobes and the luxury of an en-suite. The remaining three bedrooms, two doubles and a single, are also well-presented with features like built-in wardrobes and an abundance of natural light. Complementing the bedrooms is a bathroom fitted with a tasteful three-piece suite.

The house is complete with numerous unique features including a cosy fireplace, ample parking space and a tranquil garden that provides a peaceful retreat.

## Ground Floor

### Porch

A useful entrance porch ideal for hanging coats and placing shoes. Door to:

### Hallway

With stairs to the first floor, central heating radiator and a door to:

### Living Room 5.34m x 3.25m (17'6" x 10'8")

Having a large walk-in bay window, feature fire and surround, laminate floor, T.V point and being open-plan to:

### Dining Room 3.32m x 2.60m (10'11" x 8'6")

The laminate floor continues into the room and having a

central heating radiator, French doors to the conservatory and a sliding door to the kitchen.

### Conservatory 2.92m x 3.25m (9'7" x 10'8")

A light and airy room over looking the rear garden.

### Kitchen Area 3.32m x 4.54m (10'11" x 14'11")

Re-fitted with ample wall and base units and contrasting worktops. Space for a range cooker and an american style fridge/freezer, plumbed for a washing machine/dryer, an integrated dishwasher, a sink and drainer unit and a double-glazed window over looking the rear garden.

### Bedroom 5/office/snug 4.20m x 2.46m (13'9" x 8'1")

A converted garage which is now a room of many uses, office, snug or even a fifth bedroom, with laminate flooring, a central heating radiator and a double-glazed window.

### WC

Comprising of a low flush W.C, vanity wash hand basin, double-glazed window and tiled walls.

### First Floor

### Landing

A built-in storage cupboard and doors to all bedrooms and the house bathroom.

### Bedroom 1 3.78m x 2.00m (12'5" x 6'7")

Having built-in wardrobes and with a vanity area, double-glazed windows, central heating radiator and a door to:

### En-suite Shower Room

Having a walk-in shower unit, vanity wash hand basin and a low flush W.C, double-glazed window, central heating radiator and tiled walls.

### Bedroom 2 2.43m x 2.27m (8'0" x 7'5")

A double bedroom with built-in wardrobes, double-glazed window and a central heating radiator.

### Bedroom 3 3.12m x 2.76m (10'3" x 9'1")

A double bedroom with built-in wardrobes, double-glazed window and a central heating radiator.

### Bedroom 4 2.98m x 2.76m (9'9" x 9'1")

A single bedroom with a double-glazed window and a central heating radiator.

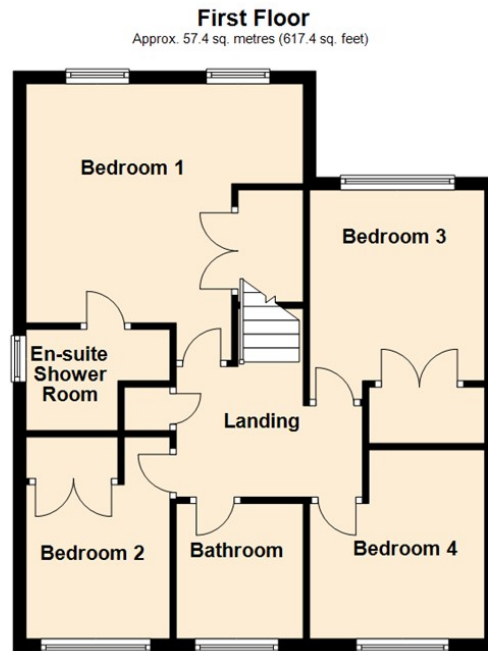
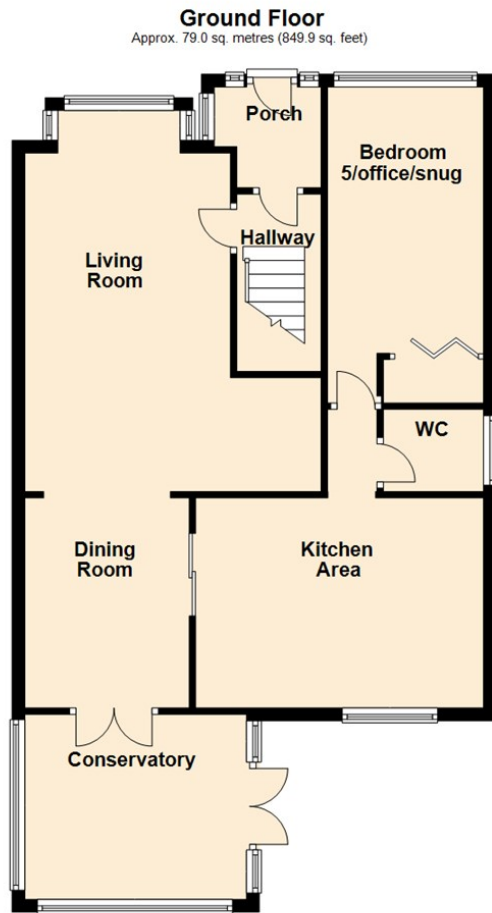
### Bathroom 2.13m x 2.00m (7'0" x 6'7")

A three piece suite comprising; a panelled bath with shower over and glass screen, vanity wash hand basin and a low flush w.c. Tiled walls, double-glazed window and a central heating radiator.

### External

To the front is a good size block-paved driveway with ample off-street parking. To the rear is a neat stone patio creating a lovely area to sit and relax or entertain. The low maintenance 'astro' turf garden is neat and well kept, with sleeper and planted borders.





Total area: approx. 136.3 sq. metres (1467.3 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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