



Bryony Court | Middleton | LS10 4SS

£335,500

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.





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