



Violet Road | East Ardsley | WF3 2NH

£325,000

Three bedroom detached | EPC C | Council Tax D

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\*\*\*THREE BEDROOM DETACHED\*\*\*BEAUTIFULLY PRESENTED\*\*\*RE-FITTED KITCHEN/BATHROOM AND EN-SUITE\*\*\*READY TO MOVE IN TOO\*\*\*

Presenting for sale, an immaculate detached house, boasting a host of unique features and finished to a high standard. Ideally located in a sought-after location, this property benefits from a proximity to public transport links, green spaces, walking and cycling routes, promising a lifestyle of convenience and outdoor enjoyment.

Upon entry, one is welcomed into the large entrance hallway with ground floor cloakroom, which in turn leads to an inviting reception room, complete with a warming fireplace. This space also offers separate access to the enchanting garden, perfect for those sunny afternoons and family gatherings. The ground floor also accommodates a separate dining room, ideal for hosting and entertaining. The property features a modern, open-plan kitchen, re-fitted with wood countertops. The abundance of natural light creates a warm and inviting ambiance, complementing the practical layout.

The upstairs is just as impressive, hosting three double bedrooms. The master bedroom is a particular highlight, offering built-in wardrobes and a private en-suite, providing a luxurious retreat. The two additional double bedrooms are generously proportioned and are serviced by a re-fitted bathroom featuring a contemporary three-piece suite.

A unique aspect of this property is the outside bar, a fantastic feature for those who enjoy hosting. In addition to this, the property benefits from ample parking facilities and a single garage, a real asset in this popular area.

This property is perfect for families seeking a home that combines practicality with modern elegance in a prime location. With its unique features and excellent condition, this detached house is a superb opportunity not to be missed.

## Ground Floor

### Entrance Hall

Double glazed window, stairs to the first floor, laminate

flooring, storage cupboard, ground floor cloak room, door to: door to:

### WC

Re-fitted W.C and vanity wash hand basin, tiled walls.

### Kitchen 3.65m x 2.36m (12'0" x 7'9")

Re-fitted kitchen with ample wall and base shaker style units, contrasting wooden work tops, sink and drainer unit, built in oven, hob and extractor over. Plumbed for washing machine, dishwasher and integrated fridge freezer. Open plan to;

### Dining Room 3.48m x 2.36m (11'5" x 7'9")

With central heating radiator and double glazed door to the rear garden,

### Living Room 3.92m x 3.56m (12'10" x 11'8")

Having feature fire and surround, T.V point, central heating radiator, double glazed french doors leading to the rear garden.

## First Floor

### Landing

Door to:

### Bedroom 1 3.98m x 3.33m (13'1" x 10'11")

Fitted wardrobes, central heating radiator and double glazed window, door to:

### En-suite Shower Room

Re-Fitted suite with a large walk in shower cubicle, vanity wash hand basin, low flush W.C, fully tiled and ladder rail.

### Bedroom 2 3.98m x 2.55m (13'1" x 8'4")

Double glazed window, central heating radiator

### Bedroom 3 2.21m x 3.11m (7'3" x 10'2")

Double glazed window, central heating radiator

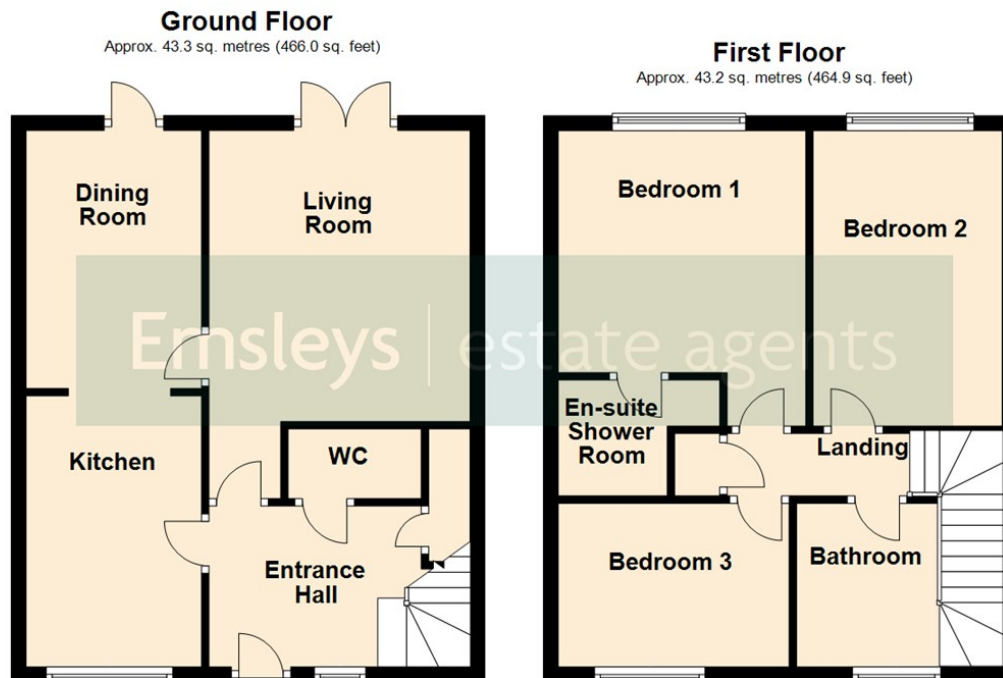
### Bathroom 2.21m x 1.94m (7'3" x 6'4")

Re-fitted bathroom with shower over the bath with glass screen, vanity wash hand basin and low flush W.C, tiled walls and floor, double glazed window and ladder rail.

## External

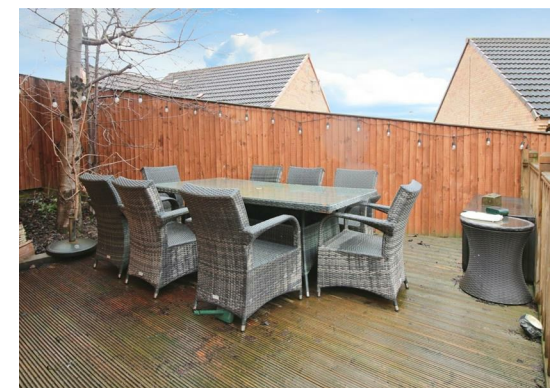
To the front abuts the road, driveway to the side leading to the detached garage with up and over door. Top the rear there is a private enclosed garden with small patio, lawn and a further decked area, along with the shed which is currently used as a bar.





Total area: approx. 86.5 sq. metres (930.9 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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