



Sandwath Drive | Church Fenton | LS24 9US

£260,000

Three bedroom end terrace | Council Tax Band C | EPC Rating C

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\*\*\*THREE STOREY LIVING. WELL PRESENTED. BEAUTIFUL GARDEN. TUCKED AWAY.\*\*\*

Nestled away towards the end of this popular development is this lovely family home in good condition, offering comfortable living space and a well-maintained exterior.

The property boasts an impressive three bedrooms, making it ideal for families or those who enjoy the luxury of extra space. The bedrooms are complemented with two bathrooms, one of which is en-suite ensuring convenience for all residents.

Having a ground floor WC, a well-appointed kitchen, which offers the perfect setting for home cooking, supplemented by a dedicated reception room, perfect for entertaining guests or unwinding after a long day.

One of the standout features of this property is its unique exterior amenities. It comes with a separate garage en-bloc, providing secure parking and additional storage space. This is further supplemented by the added advantage of having additional parking space. The property also features a garden, for outdoor enjoyment or alfresco dining.

Located in a desirable area with excellent public transport links, this property offers easy access to the motorway networks and beyond. Additionally, the vicinity of green spaces provides ample opportunities for leisurely walks and outdoor activities.

This property presents an excellent opportunity to acquire a beautiful home in a fantastic location. Its unique features and comfortable living spaces ensure it caters to all your needs. A viewing is highly recommended to truly appreciate what this property has to offer.

## Ground Floor

### Hall

Entrance door, stairs to the first floor and doors to the kitchen and lounge.

### WC

Push flush WC, pedestal wash hand basin and a PVCu double-glazed frosted window.

### Kitchen 3.40m x 2.44m (11'2" x 8'0")

Having a range of wall and base units, a 3-seat breakfast bar and co-ordinating work surfaces. Integrated oven, hob with a concealed extractor over, plumbing for a washing machine and dish washer and space for a fridge/freezer. An obscure glass block feature to the lounge portal window and a PVCu double-glazed to the front aspect.

### Lounge 4.75m x 4.50m (15'7" x 14'9")

PVCu double-glazed French doors to the garden with windows either side, down lighters, two radiators, a focal living flame coal effect gas fire and a storage cupboard.

## First Floor

### Landing

Storage cupboard, radiator, doors to rooms and stairs to the second floor.

### Bedroom 3.00m x 4.50m (9'10" x 14'9")

Two PVCu double-glazed windows to the rear, radiator and a walk-in wardrobe.

### Walk-in Wardrobe

### Bedroom 3.66m x 2.34m (12'0" x 7'8")

PVCu double-glazed window to the front and a radiator.

### Bathroom 1.96m x 2.06m (6'5" x 6'9")

Having a straight panelled bath with shower and screen over, pedestal wash hand basin and a push flush WC. Part tiled walls, radiator and a shaver point.

## Second Floor

### Landing

'Velux' window and a door to the bedroom.

### Bedroom 3.86m x 3.37m (12'8" x 11'1")

Fitted wardrobe, two storage cupboards, two radiators, down lighters to the ceiling. PVCu double-glazed window to the front aspect a 'Velux' window to rear the and a door to an en-suite.

### En-suite 1.96m x 2.06m (6'5" x 6'9")

Having a shower enclosure, pedestal wash hand basin and

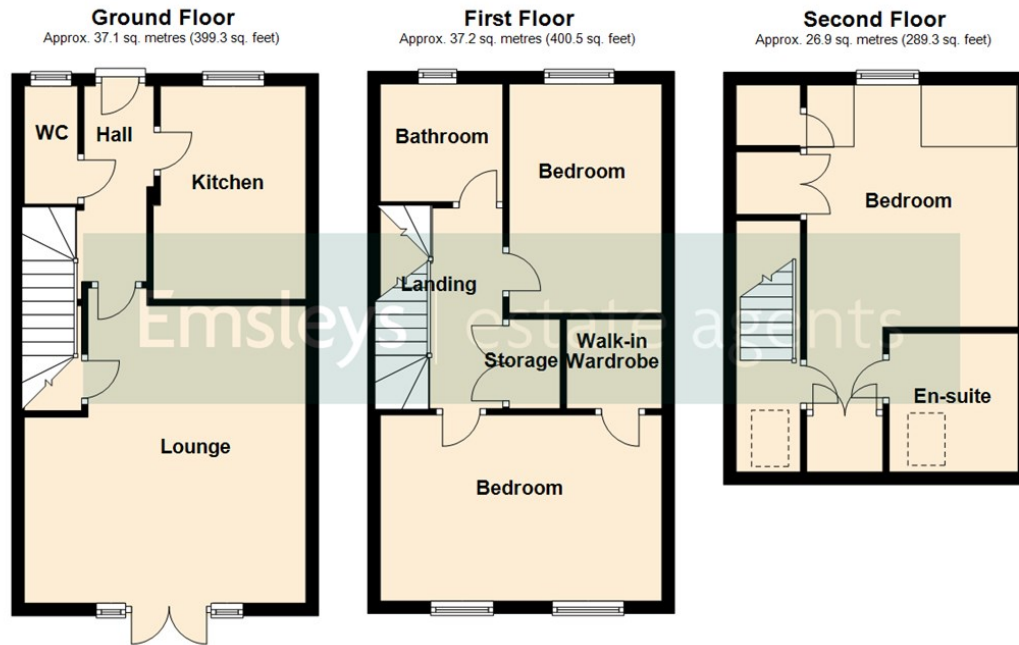
a push flush WC. 'Velux' skylight, radiator and an extractor fan.

## Exterior

To the front is a small open buffer garden with a drive in front providing parking for one car. Separately there is a single garage en-bloc. The enclosed rear garden has been beautifully landscaped and features raised beds, a small pond and a large raised decking area to the rear, ideal for dining or just relaxing.







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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