Tornado Drive | Church Fenton | LS24 9GA £275,000

Three bedroom semi-detached | Council Tax Band C | EPC Rating B

Emsleys | estate agents

***IMMACULATE FAMILY HOME. DRIVE WITH PARKING FOR TWO. EN-SUITE. SOUGHT AFTER LOCATION.***

A truly immaculate home set in a highly sought-after location. The estate is surrounded by serene green spaces, offering an idyllic living environment for those who appreciate peace and tranquillity.

This stunning house boasts three bedrooms and two well-appointed bathrooms.

The heart of the home is the spacious reception room, which offers plenty of space for relaxation, dining and entertainment. It is complemented by a well-equipped fitted kitchen, perfect for those who love to cook. Both the reception room and kitchen have been meticulously maintained, highlighting the immaculate condition of this home.

One of the unique features of this property is the generous parking facilities it offers. This, in conjunction with the well enclosed, well-kept garden, makes this house a truly unique find. The garden provides the perfect outdoor space for children to play or for adults to relax and unwind.

In summary, this semi-detached house is a perfect blend of comfort, luxury, and convenience. It offers a rare opportunity to live in an immaculate home in a coveted location. The blend of green surroundings, unique features, and spacious rooms make this property an irresistible choice. We recommend arranging a viewing at your earliest convenience as properties of this calibre, in such sought-after locations, don't stay on the market for long.

## Ground Floor

### Hall

Double glazed entrance door, gloss tiled floor, radiator, stairs to first floor and doors to rooms.

### WC

Continuation of flooring from hall, unit housed push flush WC, tiled splashback and pedestal wash hand basin. Radiator and PVCu double glazed frosted window.

### Kitchen 3.15m x 2.46m (10'4" x 8'1")

Having a contemporary range of light wall and base units with drawers. Coordinating worksurfaces and matching upstand, inset stainless steel one and half bowl sink and drainer. Integrated eye level oven, gas hob, extractor and splashback in stainless steel. Integrated fridge freezer, dishwasher and washing machine. PVCu double glazed window to front aspect, continuation of flooring from hall, radiator and downlighters to ceiling.

### Lounge/Diner 6.17m x 4.59m (20'3" x 15'1")

PVCu double glazed window to side aspect, french doors to bay with windows to rear garden and two radiators with store cupboard.

## First Floor

### Landing

Doors to rooms and loft hatch.

### Bedroom 1 4.11m x 3.45m (13'6" x 11'4")

PVCu double glazed window to front aspect, radiator, cupboard and door to en-suite.

### En-suite 1.88m x 1.45m (6'2" x 4'9")

Comprising a large walk-in shower enclosure which is fully tiled, further part tiled walls, unit housed push flush WC and pedestal wash hand basin. PVCu double glazed frosted window, extractor fan, radiator and downlighters to ceiling.

### Bedroom 2 3.48m x 2.08m (11'5" x 6'10")

PVCu double glazed window to rear aspect and radiator.

### Bedroom 3 3.51m x 2.46m (11'6" x 8'1")

PVCu double glazed window to rear aspect and radiator.

### Bathroom 1.90m x 2.08m (6'3" x 6'10")

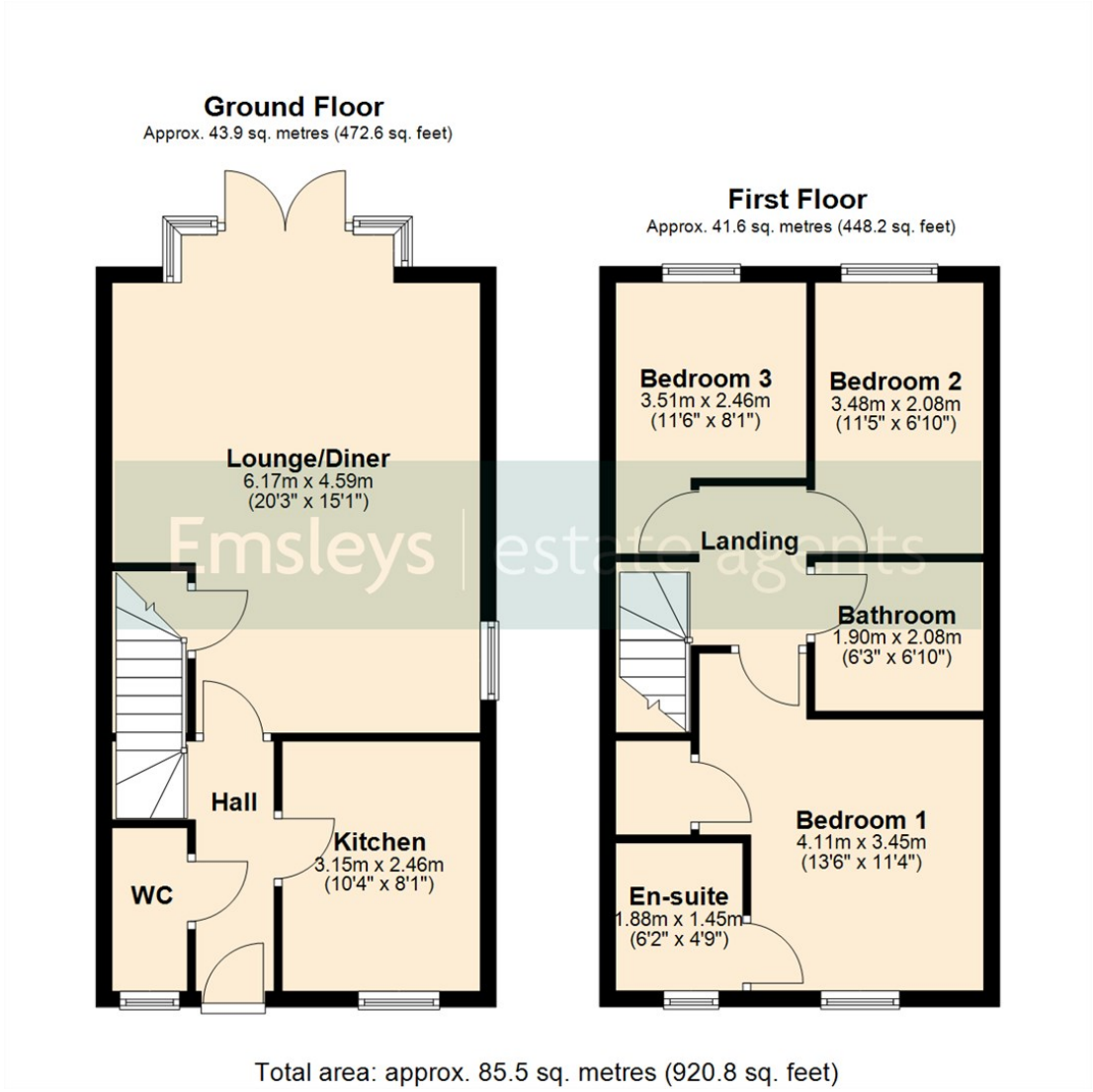
Comprising a straight panelled bath with shower and screen over which is fully tiled, further part tiled walls to unit housed push flush WC and pedestal wash hand basin, extractor fan, radiator and downlighters to ceiling.

### Exterior

To the front is a lawn with a block paved drive giving space for two vehicles. A fence encloses the side and rear which is mainly lawned and has a flagged patio.

### Agents notes

There will be a management charge applied when the development is finished which is expected to be £150 per annum and tbc.




Total area: approx. 85.5 sq. metres (920.8 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.

4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents