



Bar Lane, Garforth, LS25 2ED

£300,000

PRICED TO SELL NOW!!! Extended & improved semi detached house on corner plot with double garage. Modern kitchen, bathroom & en suite. MUST BE VIEWED!!!



1 Bar Lane, Garforth, LS25 2ED

We are delighted to offer for sale this much improved and extended semi detached house located on a corner plot in this popular location with access to amenities and transport links plus within catchment of 'Good' and 'Outstanding' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus a modern bathroom and en suite. Items of note include the 25' lounge dining room with walk in bay window and electric stove, the impressive top floor master bedroom with en suite, walk in bay window to bedroom 2, feature timber staircases, alarm plus French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge dining room, conservatory and kitchen. There are 3 well proportioned bedrooms plus 4 piece bathroom off the first floor landing. The top floor hosts the master bedroom with en suite.

The property is located on an impressive corner plot with well maintained gardens to the front and rear. There is block paved parking for a number of cars plus a double garage with remote controlled door plus power and light.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With carpets. Access to store.

Lounge Dining Room 25'9"(max) x 12'4"(max) (7.85m(max) x 3.77m(max))

An impressive through room with feature walk in bay window, electric stove plus carpets and blinds.

Kitchen 8'7" x 7'4" (2.64m x 2.26m)

Having a comprehensive range of modern

wall and base units with complimenting laminate worktops, backboards and splash back. With oven, induction hob, hood, fridge, washing machine and dishwasher. With larder store. Vinyl flooring and blind. External door.

Conservatory 11'4" x 8'11" (3.47m x 2.72m)

With laminate flooring and blinds. French doors leading to the rear garden.

FIRST FLOOR

Bedroom 2 14'1"(max) x 11'5"(max) (4.30m(max) x 3.49m(max))

With feature walk in bay window plus carpets and blinds.

Bedroom 3 11'10"(max) x 11'5"(max) (3.63m(max) x 3.48m(max))

With carpets and blinds.

Bedroom 4 7'6" x 6'0" (2.31m x 1.83m)

With carpets and blinds.

Bathroom 8'3"(max) x 7'5"(max) (2.54m(max) x 2.28m(max))

Having a modern 4 piece suite with separate bath and shower with tiling, wall boards, chrome ladder radiator, recessed spot lights plus vinyl flooring.

SECOND FLOOR

Bedroom 1 19'4"(max) x 12'8"(max) (5.91m(max) x 3.87m(max))

With carpets and blinds.

En Suite 10'8" x 3'10" (3.26m x 1.17m)

Having modern white sanitary ware with wall boards, chrome ladder radiator, recessed spot lights and vinyl flooring.

EXTERNAL

The property is located on an impressive corner plot with well maintained gardens to the front and rear. There is block paved parking for a number of cars plus a double garage with remote controlled door plus power and light.





