

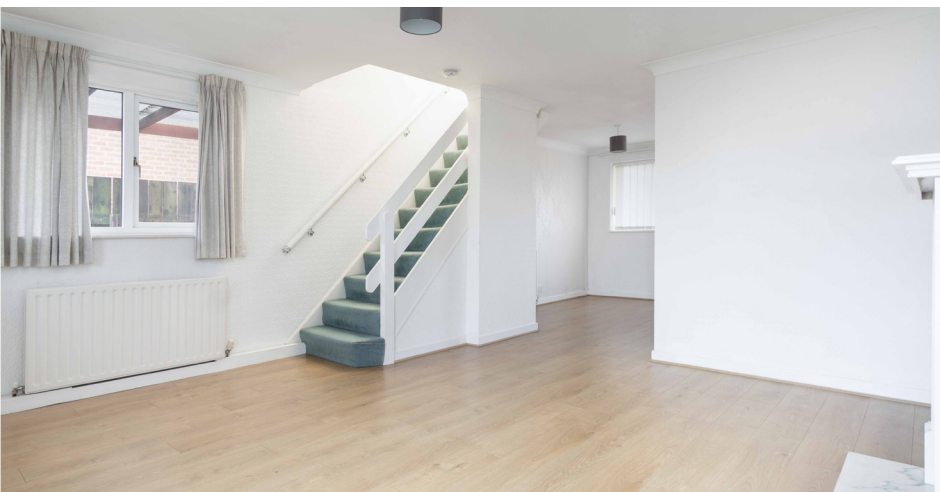


# 10 Kentmere Avenue

Garforth  
LS25 2BA

Offers in the Region of £179,500

2 Bed Semi-Detached House



- SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- LIVING ROOM AND DINING AREA
- GARDENS TO FRONT AND REAR
- DETACHED GARAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD ACCESS TO MAJOR ROAD NETWORKS
- NO ONWARD CHAIN

 Elmhirst  
Parker  
SOLICITORS & ESTATE AGENTS





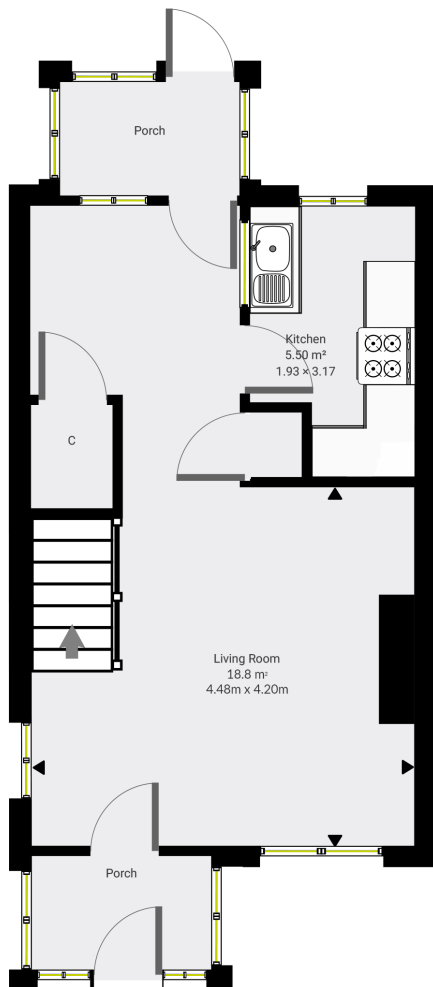
Entrance Porch:  
With door leading into:-

Living Room: 4.48m max x 4.20m (14'8" max x 13'9" )  
Having a feature fireplace with marble effect back and hearth housing a gas fire. Stairs off to first floor. Windows to the front and side elevations and a central heating radiator. Open plan to:-

Dining Area: 2.45m x 2.21m min (8'0" x 7'3" min)  
Having a window to the rear elevation and central heating radiator. Understairs storage cupboard and additional cupboard. Door into rear porch.

Kitchen: 3.17m max x 1.94m (10'5" max x 6'4" )  
Having a range of beech effect base and wall units. Contrasting work surfaces incorporating a single drainer stainless steel sink unit. Space for fridge freezer and gas cooker point. Window into the dining area and window to the rear elevation.

Landing:



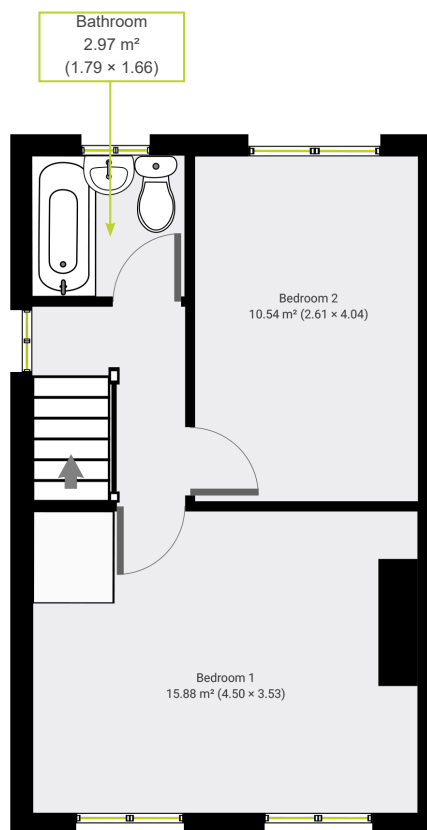
With window to the side elevation and doors off to bedrooms and bathroom.

Bedroom 1: 4.48m x 4.20m (14'8" x 13'9" )  
Having two windows to the front elevation and a central heating radiator.

Bedroom 2: 4.04m x 2.61m (13'3" x 8'7" )  
Having a window to the rear elevation and a central heating radiator.

Bathroom:  
2.10m x 1.66m (6'11" x 5'5" )  
Being fully tiled and having a suite comprising panelled bath, wash hand basin and low flush wc. Window to the rear elevation and central heating radiator.

Outside:  
The front is a well maintained lawn with a concrete driveway to the side leading to the garage with up and over door and side personal door. The rear garden is again well presented and laid to lawn with a paved area and a path down the side of the garage to the shed.



71 SQ.M (764 Sq ft.)  
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO2 emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO2 emissions	
62	82	57	79
UK EU Directive 2002/91/EC		UK EU Directive 2002/91/EC	

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