



19 Ludlow Avenue

Garforth
LS25 2LY

Offers in the region of
£350,000



- EXTENDED DORMER BUNGALOW ON CORNER PLOT
- WELL APPOINTED THROUGHOUT
- FOUR BEDROOMS, THREE OF WHICH ARE DOUBLES
- DOWNSTAIRS CLOAKROOM
- LARGE KITCHEN AND SEPARATE UTILITY
- GARDENS TO THREE SIDES
- GARDEN ROOM WITH PURPOSE BUILT BAR AREA
- POPULAR LOCATION CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRAIN STATION





Nestled in the charming area of Garforth, Leeds, this delightful extended house on Ludlow Avenue offers a unique opportunity for comfortable family living. Set on a generous corner plot, the property boasts gardens to three sides, providing ample outdoor space for relaxation and recreation. As you approach the home, you will be greeted by a well-maintained exterior that hints at the warmth and character within. The extended layout enhances the living space, making it ideal for families or those who enjoy entertaining. One of the standout features of this property is the garden room, which incorporates a purpose-built bar, perfect for hosting gatherings or enjoying a quiet evening with friends. In summary, this extended house on Ludlow Avenue is a rare find, combining spacious living with delightful outdoor areas. It is an ideal choice for those seeking a family home with character and charm in a sought-after location. Do not miss the chance to make this wonderful property your own.

Composite entrance door with glazed side panels leading into:-

Entrance Hall

A spacious entrance with stairs off to the first floor and a radiator.

Living Room

3.96m x 3.17m (13'0" x 10'5")

Having a window to the front elevation and a radiator.

Kitchen

3.33m x 5.12m (10'11" x 16'10")

Having a good range of country kitchen style base and wall units. Marble effect

work surfaces incorporating a sink with mixer tap over. Space for large gas aga cooker and large fridge/freezer. Plumbing for washing machine. With a window to the side elevation and door into the utility. Radiator.

Snug

2.97m x 2.63m (9'8" x 8'7")

Having a skylight and french doors leading onto the patio area.

Utility

1.75m x 1.69m (5'9" x 5'7")

Having a worktop with space underneath and a window and door to the side elevation. Radiator. Door into:-

Cloakroom

Having a white suite comprising wash hand basin in vanity unit and wc. With a chrome style ladder towel rail / radiator. Window to the rear elevation. Combi boiler.

Bedroom 1

4.19m x 3.21m (13'9" x 10'6")

Being of a double size. Having windows to the front and rear elevations and a radiator.

Landing

With doors off and a window to the side elevation.

Bedroom 2

3.33m max x 3.17m max (10'11" max x 10'4" max)

Being of a double size. Having a window to the rear and two radiators.



Bedroom 3

3.87m x 3.05m (12'8" x 10'0")

Being of a double size. Having a window to the front elevation and a radiator.

Bedroom 4

2.86m max x 1.85m (9'4" max x 6'0")

Having a built in storage cupboard. With a window to the front elevation and a radiator.

Bathroom

1.87m x 1.85m (6'1" x 6'0")

Being fully tiled and having a white suite comprising panelled bath with hand held shower over. Having a window to the rear elevation and a radiator.

Outside

To the front is a neat pebbled area providing off road parking for two vehicles. There is a another driveway to the rear which provides further off road parking and access to the single garage which has power connected. The rear garden is laid mainly to lawn with a paved patio area and has a good degree of privacy. There is a personal door giving access to the garage and a separate storage shed.

Garden Room

With double doors leading into a purpose built bar and seating area. Outside is a further seating area which has a brick fireplace and hearth housing an open fire. Log storage area and pergola over.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Drainage

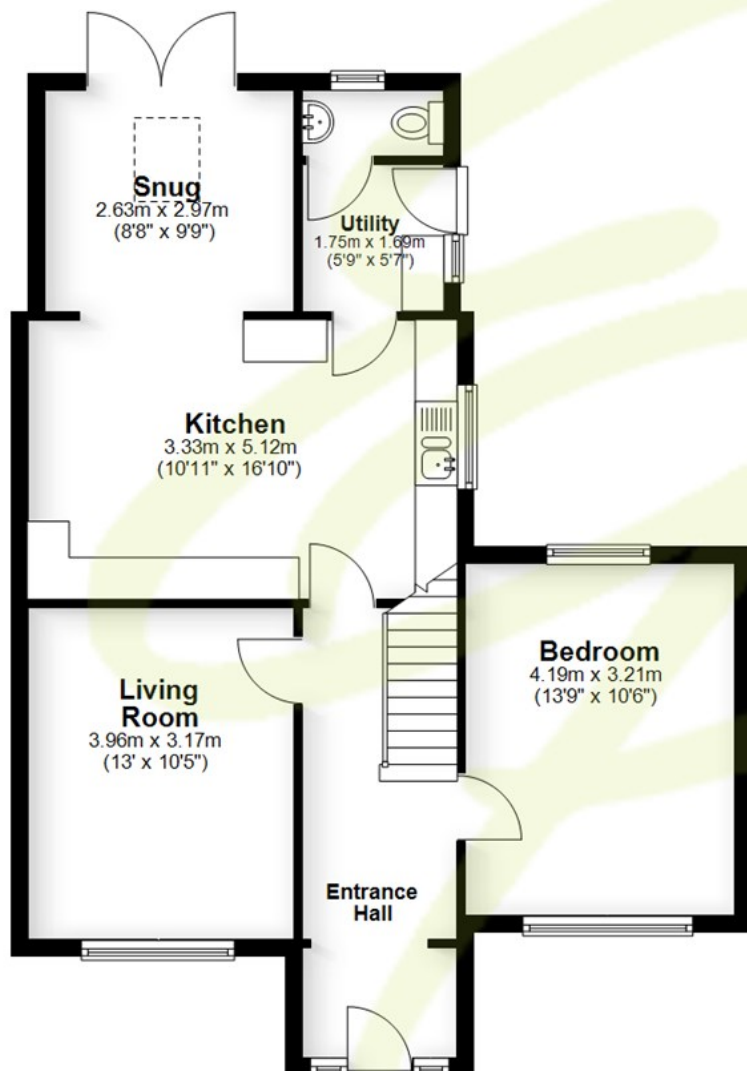
Mobile 4G

Broadband FTTP (Ultrafast)



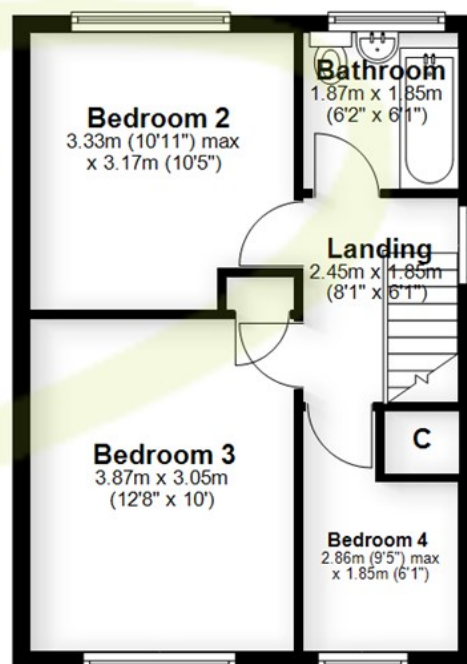
Ground Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



Total area: approx. 104.4 sq. metres (1123.6 sq. feet)

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.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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