

SOLD STC



Westway, Garforth

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £294,995


MARTIN&CO



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- LARGER THAN AVERAGE THREE BED SEMI DETACHED HOUSE
- CLOSE TO LOCAL AMENITIES
- EXTENSIVE DRIVEWAY AND NO ONWARD CHAIN
- 23FT PLUS THROUGH



Martin & Co - Wakefield are delighted to present to the Sales Market this fabulous LARGER THAN AVERAGE three bedroom semi detached house enviably located on a GENEROUS SOUTH FACING CORNER PLOT situated in the popular and much sought after area of West Garforth within easy reach of local schools, shops and transport facilities. Boasting many appealing features including a modern fitted kitchen, generous and tasteful through lounge/diner leading through to a Large Orangery overlooking the rear garden, extensive driveway, fitted robes to all bedrooms, spacious bathroom with a four piece suite and a newly installed gas combination boiler. Early viewing essential to fully appreciate this wonderful family home offered with NO UPWARD CHAIN. ***Do not delay, book your viewing today!***

ENTRANCE HALL 12' 10" x 8' 1" (3.91m x 2.46m)
PVCu double glazed front entrance door and matching obscure double glazed side panel opening into a newly carpeted and spacious entrance hall, central heating radiator, coving, dado rail, alarm control panel, double doors opening into the through lounge/diner, door to breakfast kitchen and stairs leading to the first floor landing.

THROUGH LOUNGE/DINER 23' 10" x 11' 11" (7.26m x 3.63m) reducing to 10' 6" Feature fire surround with compound marble back and hearth, central heating radiator, dado rail, coving, wall light point, PVCu double glazed window to the front elevation, dining area providing ample space for a large dining table and chairs, central heating radiator and having aluminium framed double glazed single sliding patio doors opening into the Orangery. Positioned to the front

BREAKFAST KITCHEN 11' 9" x 9' 7" (3.58m x 2.92m)
Ample range of cream high gloss fitted wall, base units and drawers with contrasting counter tops and inset



one and a half bowl, single drainer stainless steel sink unit and mixer tap, four ring ceramic hob and stainless steel extractor over, built in double oven/grill to eye level, concealed washing machine, integrated fridge and freezer, matching fitted breakfast bar, part tiled to counter tops to compliment the kitchen, central heating radiator, tile effect flooring, downlights to ceiling, PVCu double glazed window to front and side elevations, PVCu obscure double glazed side entrance door and matching side panel. Positioned to the rear.

ORANGERY 17' 10" x 9' 8" (5.44m x 2.95m) Being of brick and PVCu double glazed construction with French Doors opening to the rear garden, Polycarbonate pitched roof. Positioned to the rear.

FIRST FLOOR LANDING Leading to all three bedrooms and family bathroom/wc. PVCu obscure double glazed window to the side elevation, Access point to loft having an aluminium pull down ladder, being boarded for storage, having a light and housing the newly installed Ideal gas combination boiler.

BEDROOM ONE 12' 2" x 11' 10" (3.71m x 3.61m) excluding robes Having an extensive range of fitted wardrobes, matching drawer unit and bedside drawers, two wall light points, dado rail, central heating radiator, PVCu double glazed window. Positioned to the front.

BEDROOM TWO 11' 11" x 11' 6" (3.63m x 3.51m) excluding robes Extensive range of fitted wardrobes with two matching drawer units, matching fitted headboard, central heating radiator, PVCu double glazed window. Positioned to the rear.

BEDROOM THREE 8' 5" x 8' 3" (2.57m x 2.51m) excluding robes A larger than average single bedroom with fitted wardrobe and drawers, matching bedside drawer unit and full height corner shelf display, central heating radiator, PVCu double glazed window. Positioned to the side.

HOUSE BATHROOM/WC 8' 11" x 8' 2" (2.72m x 2.49m) A good sized bathroom having a four piece



white suite comprising of a rectangular panelled bath with central mixer taps, recessed shower unit, pedestal wash basin, low flush wc, part tiled walls, fully tiled floor, central heating radiator, coving to ceiling, PVCu obscure double glazed window to side and rear elevations. Positioned to the rear.

OUTSIDE The property sits on an enviable larger than average corner plot comprising of an extensive paved driveway offering ample vehicular parking plus provision for caravan/motorhome, established lawn garden to the front with a variety of neatly maintained shrubs and trees, single brick built garage with pitched roof to the side whilst to the rear is a further concrete sectional double garage (please note: garages do require some remedial work). The rear garden is mainly of low maintenance and has a large paved patio/seating area perfect for alfresco dining/entertaining to the side of an established shaped lawn and a Honeysuckle tree. Outside tap, outside lighting, PVCu facias, soffits, guttering and downpipes.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.