



Birchfields Garth | Skelton Woods | LS14 2JA

£425,000

Four Bedroom Detached House | Council Tax Band E | EPC Rating C

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*****FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE, AMPLE PARKING AND LARGE SOUTH FACING BACK GARDEN SOLD WITH NO CHAIN!!****

This well presented 4-bedroom detached house is offered for sale in a sought-after residential area of Leeds, ideal for families looking for ample space, local amenities and green surroundings.

Inside, you'll find two separate reception rooms. The main lounge features a fireplace and doors through to the dining room, creating a sociable layout that can also be closed off for quieter evenings. Both reception rooms enjoy views over the garden with access to this via french doors in the main lounge. The kitchen benefits from natural light, dining space and integrated appliances, making it a practical hub for everyday family life.

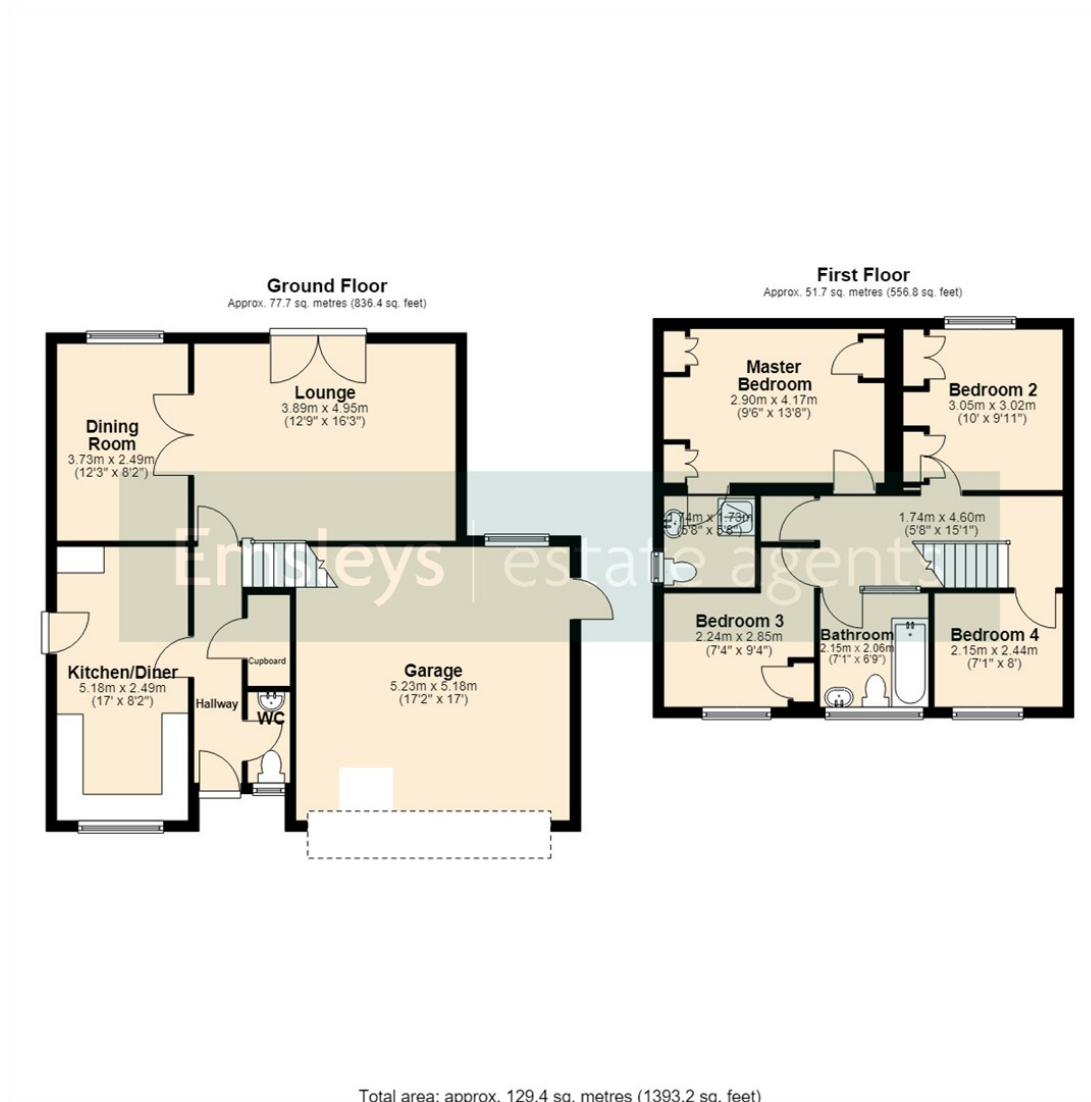
Upstairs, the master bedroom is a double with built-in wardrobes and its own en-suite with shower cubicle and built in storage under sink for all your toiletries , A second double bedroom also has built-in wardrobes, while the third bedroom is a large single with fitted storage. The fourth bedroom is a good size single. The family bathroom includes a shower over the bath, Overall The property is in well presented condition, with an EPC rating of C and Council Tax band E.

Outside boasts a private south-facing back garden with patio area offers plenty of sunshine, space for outdoor dining and relaxing. The house sits tucked away at the top of a cul-de-sac, with ample parking for 4+ cars and a double garage with power making this a perfect family home

The location provides access to nearby schools and green spaces, with local parks and play areas a short distance away. Leeds city centre is within convenient reach by road or public transport, with regular bus links running into the city for shopping, work and leisure. Nearby routes connect to the wider Leeds area and onwards towards major rail links for regional and national travel.







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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

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