



Alandale Road | Garforth | LS25 1DN

£230,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band B | EPC Rating D

Emsleys | estate agents

* TWO BEDROOM SEMI-DETACHED BUNGALOW * NO CHAIN!
* IN NEED OF MODERNISATION * LARGE REAR MATURE
GARDEN WITH FRUIT TREES * OFF ROAD PARKING *

Presenting an excellent opportunity to acquire this two-bedroom semi-detached bungalow, situated close to local amenities and nearby park. This property is available for sale with NO ONWARD CHAIN, providing a seamless purchasing process for prospective buyers.

Upon entry through the useful porch you will find a spacious lounge, offering an ideal space for relaxation and entertaining. The bungalow additionally features a fitted kitchen, complete with a built-in hob and oven. The master bedroom is a comfortable double and benefits from built-in wardrobes, providing convenient storage solutions, while the second bedroom is a well-sized single, perfectly suited for guests or as a home office and offers access via patio doors to the rear garden.

While the property is in need of modernising, it presents a fantastic blank canvas for buyers seeking to personalise their new home to their own taste and requirements. The sizeable rear garden is undoubtedly one of the property's outstanding features, offering mature pear and apple trees as well as ample space for outdoor enjoyment. There is significant potential to extend at the rear, subject to the necessary planning consents, further enhancing the living accommodation.

Additional benefits include driveway parking and a single garage, affording ample space for vehicles and additional storage needs.

This promising bungalow combines excellent potential with a desirable location, making it a must-see for those seeking a property they can truly make their own. Early viewing is recommended to appreciate the scope and opportunity on offer.

Porch

Double-glazed windows and side entrance door.

Lounge 3.76m x 3.68m (12'4" x 12'1")

Double-glazed window to side, double-glazed window to front, radiator, door to:

Hallway

Access to loft space. Door to:

Kitchen 2.87m x 2.67m max (9'5" x 8'9" max)

Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge, built-in electric oven, built-in four ring electric hob, double-glazed window to rear, radiator, wall mounted gas boiler, double-glazed side entrance door. Door to:

Master Bedroom 3.73m max x 3.23m (12'3" max x 10'7")

12'3" max (10'6" to robes) x 10'7"

Double-glazed window to front, fitted wardrobes with hanging rail, shelving, overhead storage cupboard, radiator.

Bedroom 2 2.77m x 2.29m (9'1" x 7'6")

Radiator, double-glazed patio door.

Shower Room

Fitted with three piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC full height tiling to all walls, double-glazed window to rear, and ladder style radiator.

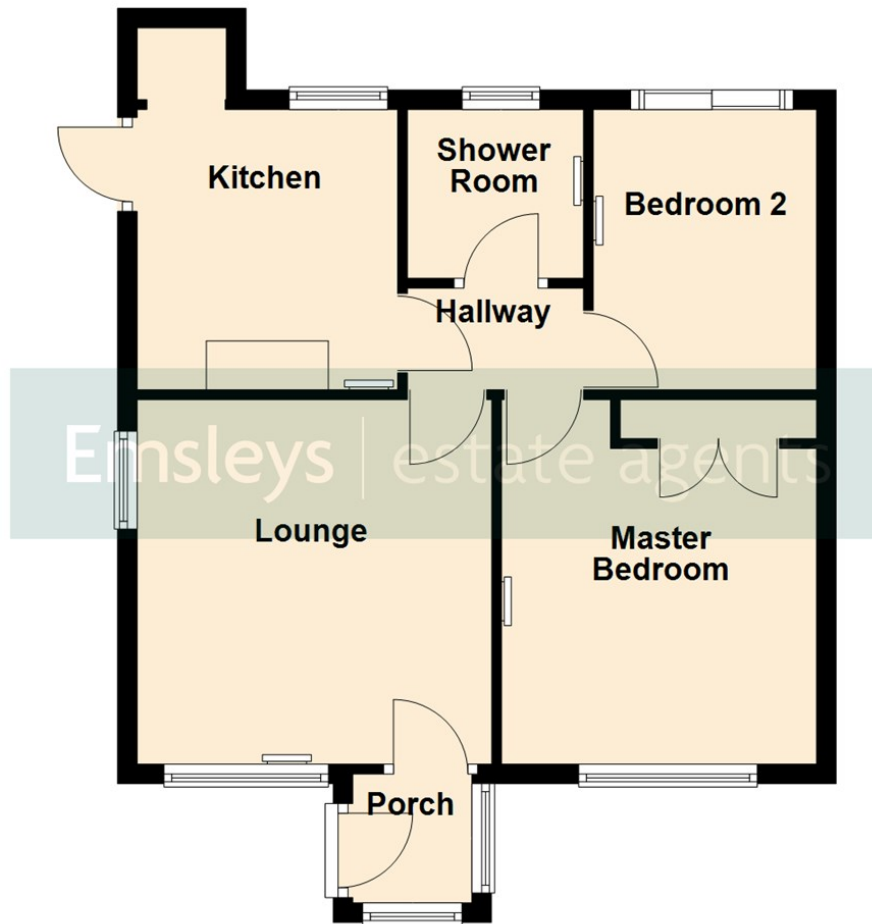
Outside

There is a garden area to the front with shrubs, with a driveway to the side offering off road parking and leads to a single garage. To the rear, there is a mature mainly lawned garden, with mature pear and apples trees and shrubs.



Ground Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Total area: approx. 49.0 sq. metres (526.9 sq. feet)

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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents