



Brierlands Close | Garforth | LS25 2NT

£440,000

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

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\* FOUR BEDROOM DETACHED FAMILY HOME \* STUNNING REAR GARDEN \* NOT OVER LOOKED TO THE REAR \* CONSERVATORY \* INTEGRAL GARAGE \* ALARM SYSTEM \*

Presenting an immaculate and well presented four bedroom detached house. Located in a sought after location, boasting an advantageous position that backs onto a large grassed area and not overlooked at the rear. This property benefits from nearby public transport links and proximity to schools, making it a suitable choice for families.

This exquisite property features four well-appointed bedrooms, three of which are spacious doubles. The master bedroom is a particular highlight, offering built-in wardrobes and the added luxury of an en-suite. while the fourth bedroom is a comfortable single room with fitted wardrobes.

The property boasts three reception rooms, the lounge enjoys a large bay window filling the room with an abundance of natural light. A third reception room, the conservatory, presents a delightful garden view, with direct access to the beautiful large rear garden with a sunny aspect. This outdoor space is truly spectacular, complete with a seating area, an artificial lawn and a useful gate leading to the grassed area to the rear of the property - ideal if you have a dog or children.

Cooking enthusiasts will appreciate the well-equipped Oak kitchen, complete with toughened glass counter tops and built-in appliances. An attached utility room provides an additional convenience, as well as a ground floor W.C. Unique features of this property include ample off road parking, a single integral garage and a stunning good sized rear garden, adding to the appeal of this dwelling.

\* Prospective homeowners are urged to arrange a viewing to fully appreciate the quality and location of this exceptional property!\*

### Entrance Hall

Radiator, wooden effect laminate flooring, coving to ceiling, stairs to first floor landing, door to:

### Lounge 4.39m plus bay x 3.68m max (14'5" plus bay x 12'1" max )

Double-glazed bay window to front, radiator, coving to ceiling, wall mounted coal effect gas fire with feature surround, open plan to:

### Dining Room 2.87m x 2.51m (9'5" x 8'3")

Radiator, double-glazed double door, door to:

### Conservatory

Half brick with double-glazed windows and ceiling fan, two radiators, wooden effect laminate flooring, double-glazed, and double door to garden.

### Fitted Kitchen 2.87m x 2.95m (9'5" x 9'8")

Fitted with a range of Oak base and eye level units with toughened glass worktop space over, one and half bowl stainless steel sink unit with single drainer and mixer tap, built-in AEG fridge/freezer and Bosh dishwasher, built-in AEG electric oven, built-in four ring hob with extractor hood over and built-in microwave, double-glazed window to rear, chrome ladder style radiator, granite tiled flooring, coving to ceiling, recessed spotlights, door to under storage cupboard, door to:

### Utility Room

With worktop space over base unit, stainless steel sink unit with single drainer and mixer tap, extractor fan, plumbing for automatic washing machine, double-glazed window to side, granite tiled floor, door to garden. Door to garage.

### WC

Double-glazed window to side, fitted with two piece comprising, wash hand basin with storage under and low-level WC, part tiled walls, chrome ladder style radiator, tiled flooring, coving to ceiling.

### Landing

Access to loft space, door to storage cupboard, door to:

### Master Bedroom 4.29m max x 2.64m max (14'1" max x 8'8" max )

14'1" max (12'1" to wardrobes) x 8'8" max

Double-glazed bay window to front, fitted wardrobes with hanging rail and shelving with matching dressing table, bedside cabinet and drawers, Door to:

### En-suite Shower Room

Fitted with three piece suite comprising shower enclosure, wash hand basin with base cupboard and storage under, and low-level WC. Extractor fan, tiled surround, double-glazed window to front, Ladder style radiator.

### Bedroom 2 3.89m min x 2.74m (12'9" min x 9'0")

Double-glazed window to front, radiator, coving to ceiling.

### Bedroom 3 3.02m x 2.59m (9'11" x 8'6")

Double-glazed window to rear, fitted wardrobes with storage cupboard and desk. Radiator, coving to ceiling.

### Bedroom 4 3.45m max x 2.64m max (11'4" max x 8'8" max )

Double-glazed window to rear, built in storage and built-in wardrobes, radiator.

### Family Bathroom

Fitted with three piece suite comprising tiled panelled bath with hand shower attachment, wash hand basin with storage under and mixer tap, and WC with hidden cistern, wall mounted mirror, shaver point, double-glazed window to rear, tiled flooring and tiled surround.

### Garage

Integral single garage with power and light connected, wall mounted worcester combi gas boiler, and electric roller door.

### Outside

There is a block paved driveway to the front, which offers ample off road parking. Side gated access leads to a fully enclosed large garden with a sunny aspect and a decorative composite decking area with feature glass balustrade, which leads to a paved patio seating area. There is an artificial lawned area, with feature glass panelled partition. There is an additional paved seating area, with a timber covered seating area/summerhouse with multiple electric points and an electric roller door. There is a timber garden shed and bin store. In addition to the garden, there is a external water point and electric points, and gated access onto the playing field to the rear. The property also has a house Alarm.









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.



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