



Firth Fields | Garforth | LS25 2HD

Ext Four Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating D

Offers Over
£300,000

Emsleys | estate agents

EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY * GOOD SIZED SUN ROOM * DINING KITCHEN * OFF ROAD PARKING * NETWORKED OFFICE/OCCASIONAL FIFTH BEDROOM*

Beautifully presented and thoughtfully extended, this four bedroom semi-detached residence occupies a prime position in East Garforth. Offering the perfect blend of functionality and charm, featuring off-road parking, a versatile office/occasional bedroom and a low-maintenance rear garden framed by an ornamental small pond.

Inside, this property offers an abundance of well proportioned accommodation. The ground floor features two inviting reception rooms, each tastefully finished. The lounge is defined by a large window, flooding the room with natural light and a charming fireplace with a coal effect gas fire - creating a warm and welcoming focal point. The delightful sun room offers a peaceful retreat and designed to be enjoyed all year around thanks to a fully insulated roof. Double doors open directly into the garden, creating a harmonious transition between indoor -outdoor living. The impressive open-plan dining kitchen, forms the sociable heart of the home. Arranged with generous work surfaces, modern built-in appliances, and ample room for a good sized family table.

To the first floor, you will find four well proportioned bedrooms. The principal bedroom feature built-in wardrobes, providing generous storage space. Two further bedrooms are spacious doubles, while the fourth makes an excellent single room. The family bathroom features a paneled bath with overhead shower, and vanity unit with storage under.

What truly sets this property apart is the double-story extension, inviting sun-room, an electric vehicle charging station - to meet the needs of contemporary family living. The location further adds to its desirability, with excellent public transport links - including rail, local schools, and green spaces.

Porch

Double-glazed windows to side, utility cupboard, door to:

Lounge 4.27m x 4.47m max (14'0" x 14'8" max)

Double-glazed leaded window to side, double-glazed leaded window to front, coal effect gas fire with feature surround, radiator, stairs to first floor landing, double door to:

Kitchen/Diner 3.00m max x 4.47m (9'10" max x 14'8")

Fitted with a modern range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, integrated fridge/freezer and dishwasher, built-in eye level electric oven, built-in five ring gas hob with extractor hood over, double-glazed leaded window to rear, radiator, recessed spotlights, door to:

Sun Room 2.77m x 3.89m max (9'1" x 12'9" max)

Half brick and double-glazed windows, insulated roof and inset spotlights, two radiators, double-glazed french double door to garden.

Utility Area 1.07m x 1.98m (3'6" x 6'6")

Plumbing for automatic washing machine, double-glazed window to rear, wall mounted gas boiler, door to:

Office 4.01m x 1.98m (13'2" x 6'6")

Double-glazed window to front, radiator. Networked with Cat. 6 to access point with main house.

Landing

Access to boarded loft with pull down ladder, door to:

Family Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and folding glass screen, wash hand basin with base cupboard, and WC with hidden cistern. Full height tiling to all walls, double-glazed window to rear, radiator.

Master Bedroom 4.14m to robes x 2.59m (13'7" to robes x 8'6")

Double-glazed leaded window to front, built-in wardrobes with hanging rail and built in storage cupboard, radiator.

Bedroom 2 2.91m x 2.79m (9'7" x 9'2")

Double-glazed window to rear, radiator.

Bedroom 3 3.25m max x 1.80m (10'8" max x 5'11")

10'8" max (7'6" min) x 5'11" max

Double-glazed window to front, built-in storage cupboard, radiator.

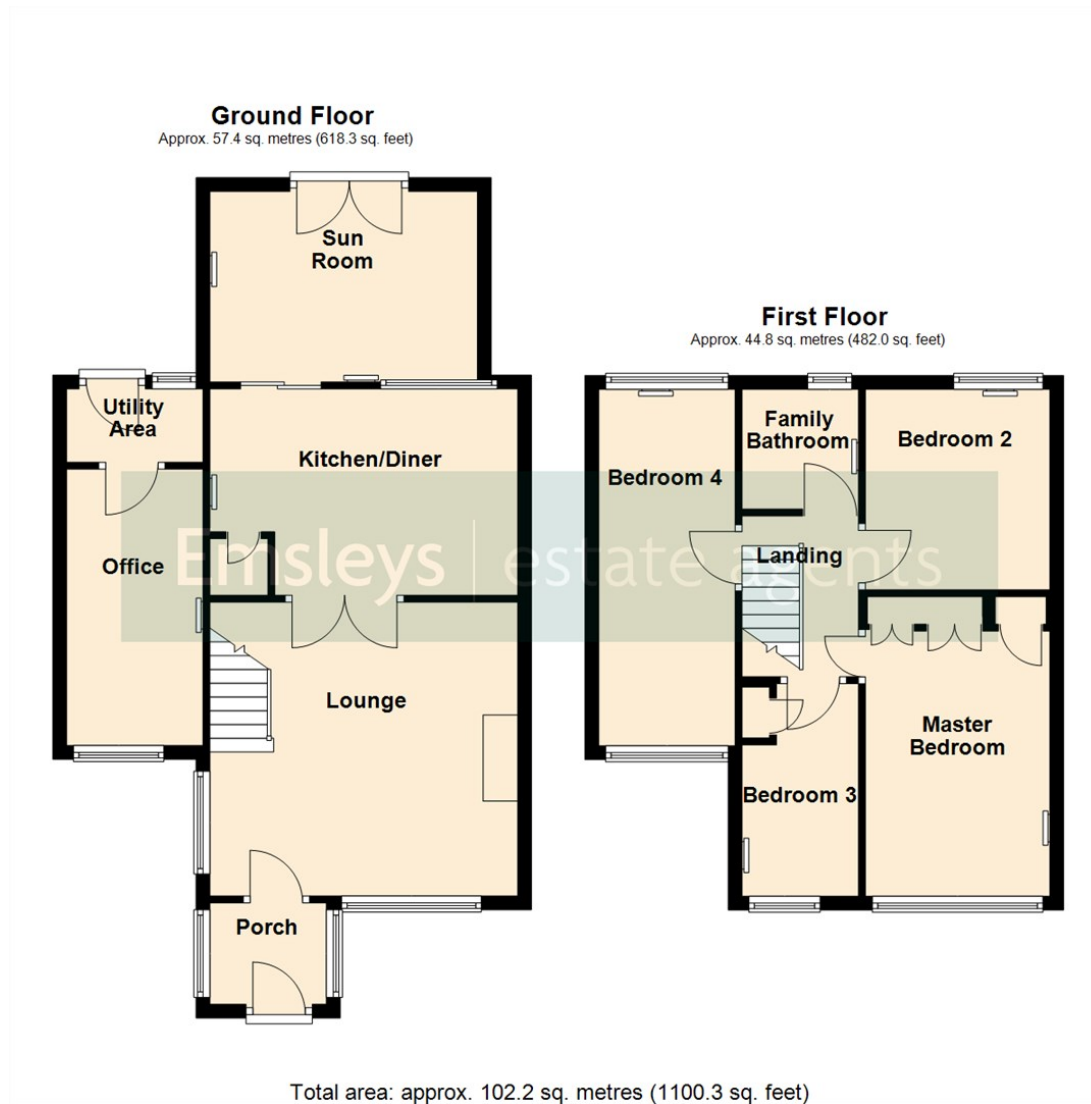
Bedroom 4 5.00m x 2.03m (16'5" x 6'8")

Double-glazed leaded window to rear, double-glazed leaded window to front, radiator and recessed spotlights.

Outside

There is a lawned garden to the front, with shrubs and off road parking. There is an electric car charging point, which is located to the front of the property . To the rear of the property, there is an enclosed garden with a low maintenance paved garden with raised flower and shrub beds. There is outside power points and water tap. In addition, there is a small raised pond.





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