



Highfield Drive

Garforth, Leeds, LS25 1JY
£525,000



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*EXTENDED FOUR BEDROOM DETACHED * OPEN PLAN LOUNGE/DINER & KITCHEN - ISLAND & BUILT-IN APPLIANCES * UTILITY ROOM * FOURTH BEDROOM WITH ENSUITE * DOUBLE GARAGE * LARGE GARDEN *

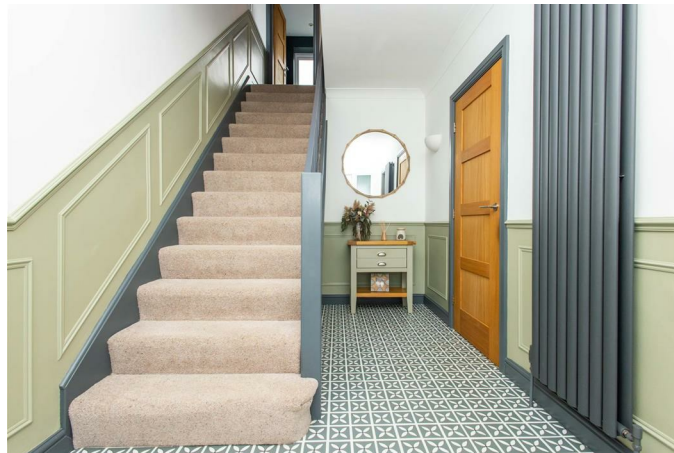
Immaculate extended detached family house situated in a sought-after location of Garforth. This four-bedroom property has undergone a stunning renovation and features on-trend decoration and quality fittings throughout. The house stands on a large mature plot, complemented by a sizeable side garden, ample off-road parking, and a double garage with electric door.

Inside, the open-plan kitchen boasts quartz counter tops, a stunning kitchen island with a breakfast area and range of quality built-in appliances. The light and airy open plan spacious dining and living space enjoys garden views with direct access to the outdoor area, while the second reception room, a versatile sitting room benefits from a large window, welcoming plenty of natural light. In addition to the open plan space, there is a utility room, again with built-in appliances and feature vaulted ceiling, plus a guest W.C for convenience.

The master bedroom is a spacious room, a second double bedroom and a generous third bedroom including a built-in wardrobe, are all located on the first floor. The family bathroom is equipped with a shower over bath, ticking all the boxes for a families needs. The ground floor fourth bedroom offers the convenience of an en-suite shower room, ideal as a guest bedroom or room for an extended family member.

Garforth well-placed for families and professionals alike, with a vibrant high street and local amenities nearby. The property enjoys close proximity to Garforth Academy and several primary schools, making it suitable for families with children. Garforth Railway Station is within easy reach, providing regular direct services to Leeds city centre and onward routes to York and Manchester, making commuting straightforward.

- EXTENDED FOUR BEDROOM FAMILY HOME
- RECENTLY RENOVATED AND MODERNISED THROUGHOUT - STYLISH FIXTURE & FITMENTS
- OPEN PLAN LOUNGE/DINER & KITCHEN WITH ISLAND UNIT
- BUILT-IN KITCHEN APPLIANCES & UTILITY ROOM
- BEDROOM FOUR WITH EN-SUITE SHOWER ROOM
- LARGE PLOT WITH GENEROUS GARDENS & DOUBLE GARAGE
- COUNCIL TAX BAND E



Entrance Hall

Built-in under-stairs storage cupboard, stairs to first floor, door to:

Kitchen/Breakfast Room

14'4" x 10'1" (4.37m x 3.07m)

Quality range of wall and base units with matching island unit with sink and quartz worktops, integrated fridge/freezer and dishwasher, built-in electric oven, built-in four ring gas hob with extractor hood over, double-glazed window to rear, double-glazed window to front, door to:

Lounge/Diner

15'11" max x 19'2" max (4.85m max x 5.84m max)

Double-glazed window to rear, contemporary style radiator, recessed spotlights, 1511 max 118 max, double-glazed patio doors to garden, open plan to:

Utility Room

9'11" x 7'8" (3.01m x 2.34m)

Range of base and eye level units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and automatic washing machine, double-glazed window to front, radiator, door to:

WC

Double-glazed window to rear, and modern two piece suite comprising of WC and wash hand basin. Tiled splash-backs.

Sitting Room

9'0" x 11'10" (2.74m x 3.61m)

Double-glazed window to front, radiator.

Bedroom 4

12'3" x 7'2" (3.73m x 2.18m)

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

En-suite Shower Room

Fitted with three piece suite comprising shower

enclosure with glass screen, wash hand basin, and low-level WC. Contemporary style heated towel rail, extractor fan, double-glazed window to rear.

Landing

Double-glazed window to side, access to loft space, door to built-in storage cupboard, door to:

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over and additional hand shower attachment, pedestal wash hand basin and low-level WC, tiled splash backs, extractor fan, double-glazed window to rear, radiator.

Master Bedroom

14'8" x 12'11" max (4.47m x 3.66m'3.35m max)

Double glazed window to front, radiator.

Bedroom 2

11'2" max x 8'6" max (3.40m max x 2.59m max)

Double-glazed window to rear, radiator.

Bedroom 3

7'11" x 8'6" (2.41m x 2.59m)

Double-glazed window to front, fitted wardrobe, radiator.

Outside

To the front of the property, there is a lawned garden with a block paved path and shrub hedging. A large block paved driveway to the side leads to the double garage, and offers off road parking for a number of cars. To the rear, there is an enclosed garden, with a paved patio terrace, offering ample room to relax and dine. Steps lead down to a mainly lawned garden with mature shrubs and trees. To the side of the property, there is a substantial mainly lawned garden with mature trees, and is fully enclosed with hedging and fences. In addition, there is external lighting and power points to the outside of the property.

Garage

18'2" x 18'4" (5.54m x 5.59m)

Double garage with part boarded roof storage area, remote control electric up and over roller door, power and light connected.









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