



Lindsay Road | Garforth | LS25 1JQ

£275,000

Ext. Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating TBC

Emsleys | estate agents

* EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY *
USEFUL SUN ROOM OVER LOOKING REAR GARDEN * GARAGE
* MATURE GARDENS *

Delightful extended traditional three bedroom semi-detached house for sale, situated in a sought-after location. The property is a charming blend of comfort and style that promises a welcoming home environment. The kitchen is a true highlight of this home, it benefits from being extended and offers room for a dining space, if needed, ideal for family meals or entertaining guests.

Two splendid reception rooms form the heart of this home. The lounge/diner boasts a large window and a coal effect fire and feature fireplace, creating a warm and inviting atmosphere. The second reception room, the sun room, offers a stunning garden view and direct access to the garden, perfect for indoor-outdoor living. It boasts three well-proportioned bedrooms; all three bedrooms are enhanced with built-in wardrobes, ensuring ample storage space. The property features a bathroom with a separate WC, catering to all your family's needs.

One of the stand out features of this property is the mature rear garden, which is mainly lawned with well stocked beds and fruit tree, perfect for those who enjoy outdoor activities or simply relaxing in a tranquil environment. In addition, there is a single garage and long driveway, that provides secure parking.

This property offers an excellent opportunity for buyers seeking a home in a desirable location with ample living space and unique features. A viewing is highly recommended to appreciate the charm and potential this semi-detached house has to offer.

Hallway

Double-glazed window to front, radiator, stairs to first floor landing, door.

Lounge/Diner 6.25m max x 3.66m max (20'6" max x 12'0" max)

20'6" max x 12'0" max (10'1" min)

Double-glazed window to front, coal effect gas fire with feature surround, radiator, open plan to sun room. Door to:

Kitchen/Breakfast Room 5.92m max x 3.33m max (19'5" max x 10'11" max)

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, plumbing for automatic washing machine, gas point for cooker, double-glazed window to rear, double-glazed window to side, radiator, door to two storage cupboard, door to:

Sun Room

Radiator, double-glazed patio door to garden.

Landing

Double-glazed window to side, access to loft space, door to:

WC

Double-glazed window to rear, low-level WC, full height tiling to all walls.

Bathroom

Fitted with two piece suite comprising panelled bath with shower over and wash hand basin with storage under, tiled surround, double-glazed window to rear, chrome ladder style radiator, door to storage cupboard.

Master Bedroom 3.58m x 3.15m (11'9" x 10'4")

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

Bedroom 2 2.54m x 3.05m (8'4" x 10'0")

Double-glazed window to rear, radiator.

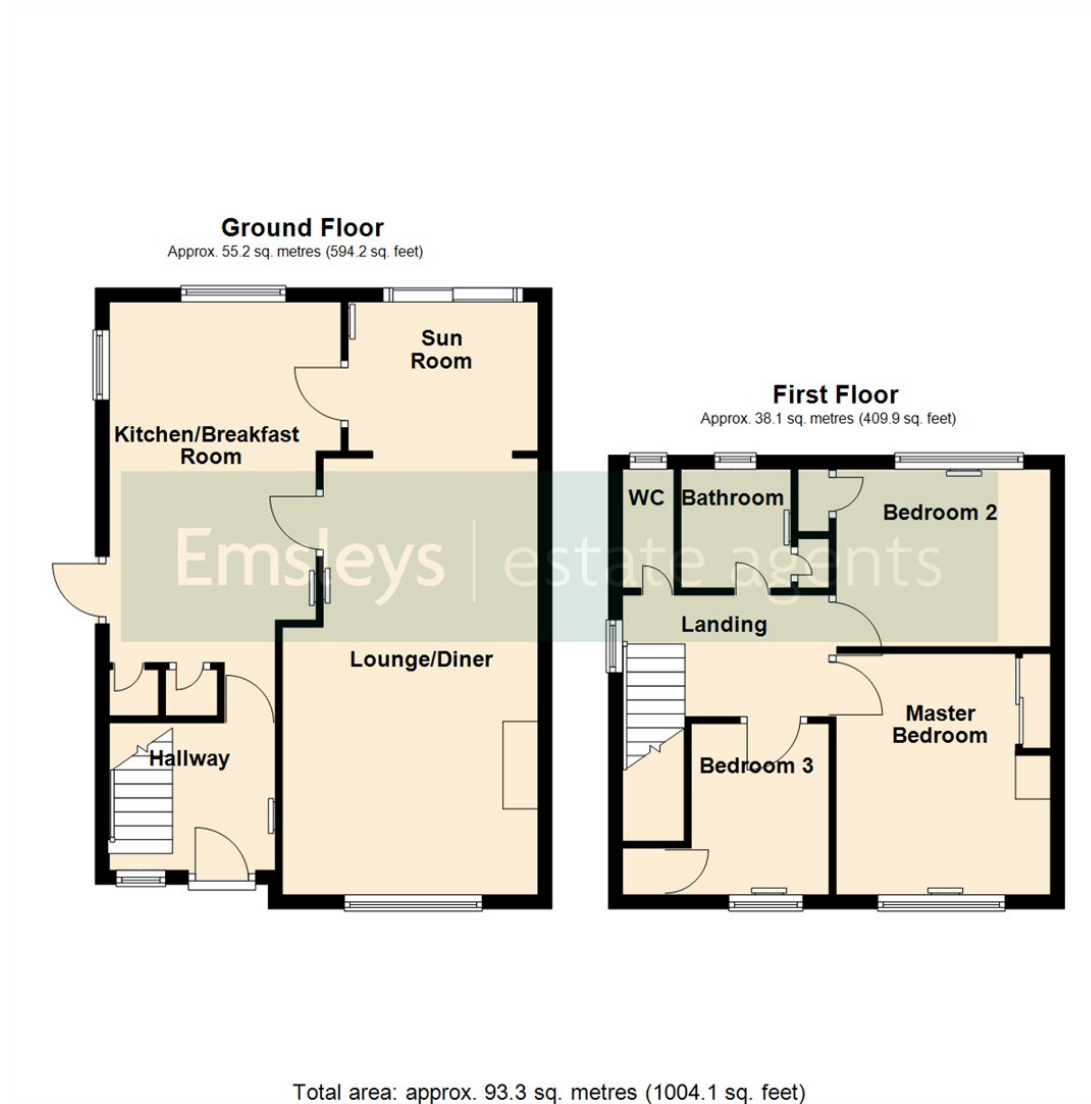
Bedroom 3 2.72m x 2.01m min (8'11" x 6'7" min)

Double-glazed window to front, radiator, door to over-stairs storage cupboard.

Outside

There are mature gardens to the front and rear. To the side, there is a paved driveway which leads to a single garage and offers off road parking for several cars. To the rear, there is a mainly lawned garden with paved patio seating area, with mature borders with shrubs and fruit tree.





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