



Summerhill Road | Garforth | LS25 1AX

£415,000

FIVE BEDROOM EXT SEMI-DETACHED PROPERTY | COUNCIL TAX BAND C | EPC RATING D

**Emsleys** | estate agents



\* EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITH ONE BEDROOM SELF CONTAINED ANNEX \* LARGE MATURE REAR GARDEN \* TWO RECEPTION ROOMS & DINING KITCHEN \* ANNEX WITH LOUNGE, KITCHENETTE, WETROOM & BEDROOM \* OFF ROAD PARKING \*

RARE FIND! Splendid large family home for sale. Extended four bedroom semi-detached house, situated on a large corner plot and not overlooked to the rear. But what truly sets this property apart is the one-bedroom self-contained annex attached and attractive mature large rear garden. The beneficial annex provides a double bedroom, lounge, kitchenette, and a wetroom room, offering additional private space for guests or extended family.

This property offers ample space with four double bedrooms, a family bathroom fitted with a four-piece suite, sizeable dining kitchen and two inviting reception rooms. The lounge is a lovely space that houses a charming wood-burning stove, perfect for those chilly evenings. The second reception room, the sitting room and offers a stunning view of the garden and direct access to it through patio doors, creating an indoor-outdoor living experience that is truly desirable.

The house also boasts a sizeable kitchen with ample dining space, ideal for hosting dinner parties or enjoying family meals. The property is further enhanced by its large mature rear garden, offering a peaceful outdoor retreat with various areas to sit and use for all the family members. There is also the added benefit of off road parking facilities, allowing for hassle-free car ownership.

This property is a fantastic opportunity for those seeking a spacious home with the added bonus of an annex - while equally the home can be a integrated five bedroom property. With its numerous features, cul de sac position and prime location, this house offers a blend of comfort and convenience that is hard to come by.

#### Entrance Hall

Radiator, built-in under-stairs storage cupboard, stairs to first floor landing, door to:

#### Lounge 3.07m x 3.84m max (10'1" x 12'7" max )

Double-glazed bay window to front, cast iron wood burning

stove with tiled hearth, wall light point, coving to ceiling, open plan to:

#### Sitting Room 3.38m x 3.86m max (11'1" x 12'8" max )

Radiator, coving to ceiling, double-glazed double door to garden.

#### Kitchen/Diner 5.56m x 2.90m (18'3" x 9'6")

Fitted with a range of base and eye level units with worktop space over, one and half bowl sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, free standing gas cooker, double-glazed window to rear, radiator, double-glazed stable side door to garden, open plan to annex.

#### Landing

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

#### Master Bedroom 3.30m x 4.22m max (10'10" x 13'10" max )

Irregular shaped room 10'10" x 13'10" max (11'4")  
Double-glazed window to rear, radiator.

#### Bedroom 2 3.20m to robes x 3.12m (10'6" to robes x 10'3")

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

#### Bedroom 3 3.45m x 3.00m min (11'4" x 9'10" min)

11'4" x 9'10" min (12'8" max)  
Double-glazed window to rear, fireplace, radiator, coving to ceiling.

#### Bedroom 4 3.23m x 3.10m max (10'7" x 10'2" max )

Irregular shaped room 10'7" x 10'2" max (7'11" min)  
Double-glazed window to front, radiator, wooden flooring.

#### Family Bathroom

Fitted with four piece suite comprising panelled bath with hand shower attachment, wash hand basin, recessed shower cubicle and low-level WC, tiled surround, extractor fan, double-glazed window to rear, tiled flooring.

#### Annex

#### Inner Hallway

Built-in storage cupboard, door to:

#### Lounge 2.72m x 4.42m max (8'11" x 14'6" max )

Irregular shaped room 8'11" x 14'6" max (12'4" min)  
Radiator, coving to ceiling, double-glazed patio door to garden, archway to:

#### Kitchenette 1.55m x 2.74m (5'1" x 9'0")

With worktop space over base units, stainless steel sink unit, space for fridge/freezer, two ring gas hob, double-glazed window to side.

#### Shower Room

Suite comprising shower area with electric shower over, pedestal wash hand basin, and low-level. Full height tiling to all walls, extractor fan, double-glazed window to side, radiator.

#### Bedroom 4.06m max x 3.38m max (13'4" max x 11'1" max )

Irregular shaped room 13'4" max x 11'1" max (7'10" min)  
Double glazed window to front, radiator, coving to ceiling, door to:

#### Porch

Double-glazed entrance door into annex bedroom.

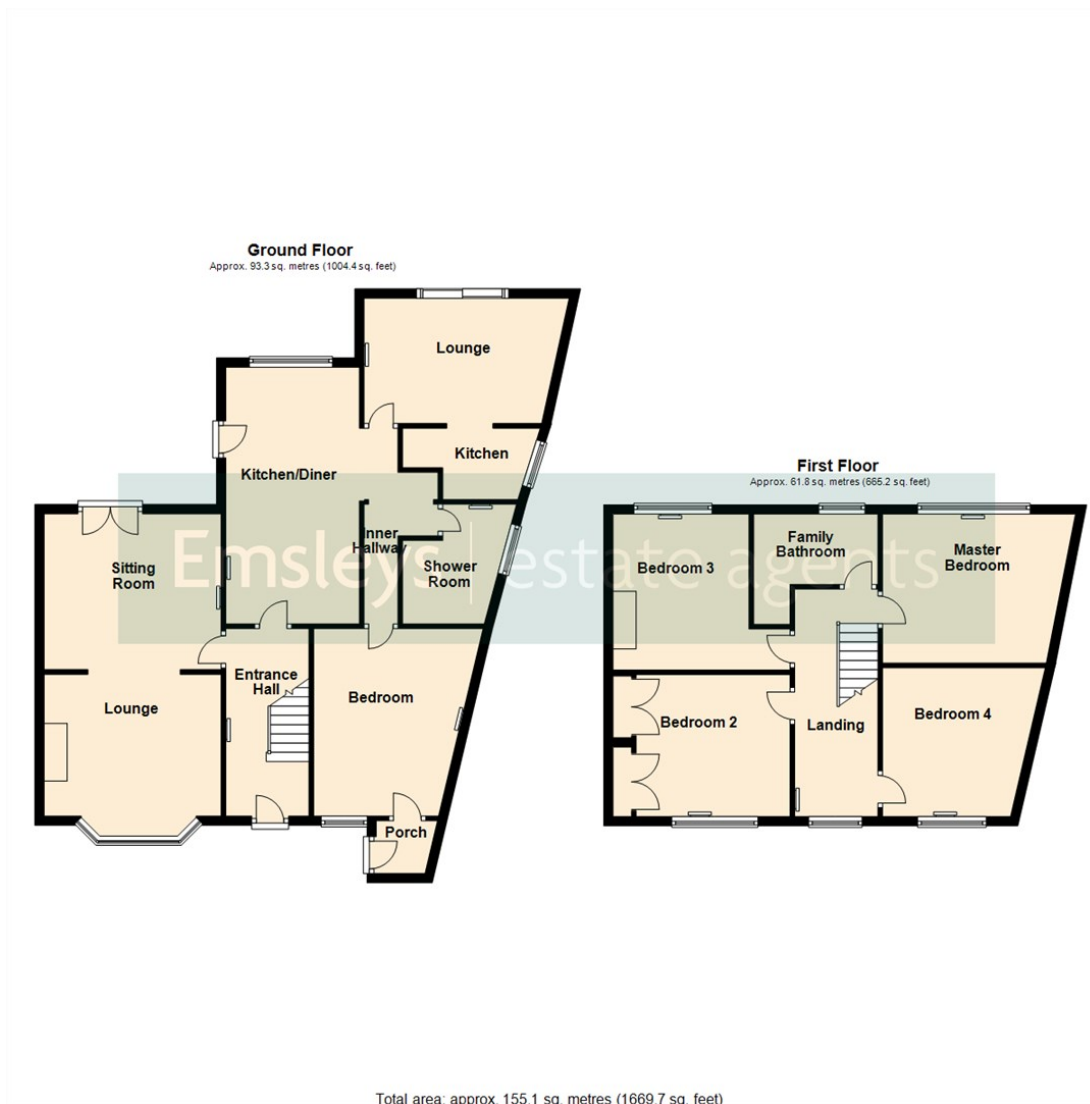
#### Outside

There is block paved off road parking to the front. To the rear, there is a large mature garden. With a generous Indian stone paved patio area which flows into a mainly lawned garden with mature shrubs and plants. There is a timber decking seating area, garden stores, potting shed and small wood store ( the outbuilding have power connected and lighting). In addition, there is an additional paved patio and timber decking area, towards the rear of the garden.









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](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents