



Springbank | Garforth | LS25 1DD

£365,000

Three Bedroom Detached Bungalow | Council Tax Band D | EPC Rating D

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\* THREE BEDROOM DETACHED BUNGALOW \* NO CHAIN! \* GOOD SIZED PLOT WITH MATURE GARDENS \* FITTED KITCHEN WITH BUILT-IN APPLIANCES \* OFF ROAD PARKING & GARAGE \*

Three bedroom detached bungalow for sale, situated in a sought-after location on a popular cul de sac. The property is neutrally decorated throughout and boasts a host of unique features, which includes an alarm system. This property is additionally offered with NO ONWARD CHAIN, making it an ideal proposition for those seeking a swift and hassle-free move.

The property comprises three bedrooms - a master bedroom with built-in wardrobes, a second double bedroom with direct access to the rear garden, and a single bedroom also featuring built-in wardrobes. The accommodation further benefits from a shower room and a separate w.c.

The property features a modern kitchen with granite counter-tops, a small breakfast area, and built-in appliances. It offers an excellent balance between contemporary design and functionality. The lounge/diner offers a generous space and serves as a real hub for relaxation and entertainment, and benefits from a feature coal effect fire and surround with pewter style inset, which adds a touch of character and cosiness to the home.

Externally, the property sits on a good-sized plot with mature gardens to the front and rear, providing an ample outdoor space for relaxation or recreation. The gardens are mainly lawned, with well stocked borders and beds, with paved seating areas. A car port, long driveway, and single garage cater to all your parking needs.

### Entrance Hall

Radiator, sliding door to storage cupboard, double-glazed side door with matching side panel, access to loft space with drop down ladder and is part boarded. Door to:

### Kitchen 2.97m x 2.39m (9'9" x 7'10")

Fitted with a range of base and eye level units with granite worktop space over, and drawers, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for automatic washing machine and dishwasher (with free

standing items included in the sale), built-in electric oven, built-in four ring ceramic hob with extractor hood over, double-glazed window to front, radiator.

### Lounge/Diner 5.59m max x 4.60m max (18'4" max x 15'1" max)

18'4" max x 15'1" max (11'11" min)

Double-glazed window to side, radiator, two wall light points, coving to ceiling, decorative coal effect gas fire with feature surround and pewter style inset. Double-glazed sliding patio door to garden.

### Master Bedroom 3.78m x 3.05m to robes (12'5" x 10'0" to robes )

Double-glazed window to rear, fitted wardrobes with hanging rail, shelving and matching drawers, radiator, coving to ceiling.

### Bedroom 2 2.59m x 3.07m (8'6" x 10'1")

Radiator, wooden effect laminate flooring, coving to ceiling, double-glazed patio doors to garden.

### Bedroom 3 2.11m x 3.63m (6'11" x 11'11")

Double-glazed window to side, fitted wardrobe with hanging rail, shelving and matching drawers, radiator, coving to ceiling.

### Shower Room

Fitted with two piece suite comprising shower enclosure with electric shower over and glass screen and vanity wash hand basin with storage under and mixer tap. Tiled surround, double-glazed window to side, built-in storage cupboard, chrome ladder style radiator.

### WC

Double-glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level, tiled splash-back.

### Outside

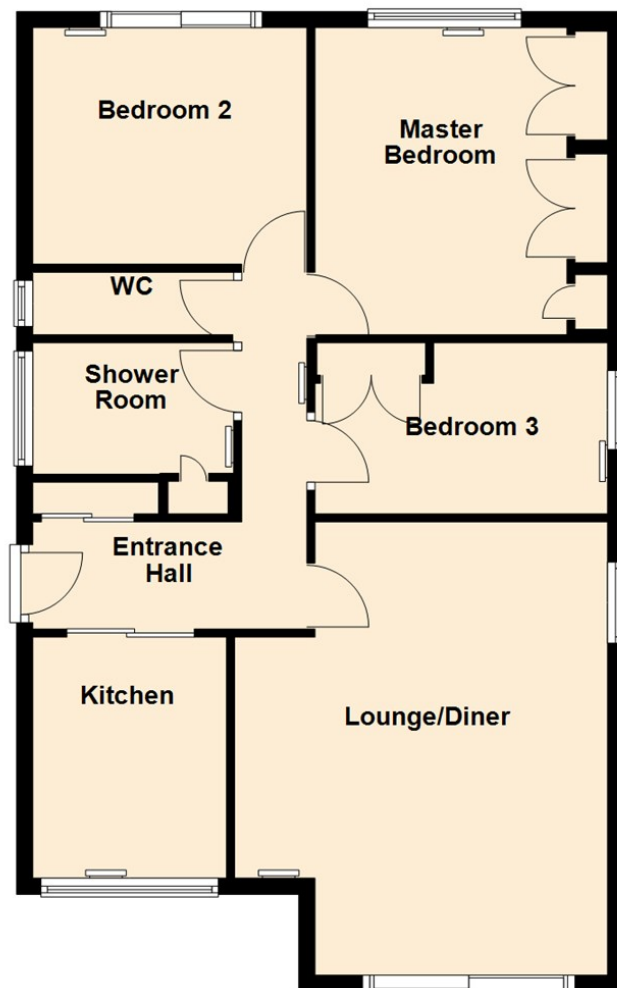
There is a block paved driveway to the side, which offers off road parking for several cars and leads to a carport and attached single garage. There is a generous mature garden to the front, with shrubs and plants, with a steps to a paved seating area. To the rear, there is a mature garden with lawn and well stocked borders. In addition, there is a block paved patio searing area, and timber garden shed.







### Ground Floor



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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