



Ribblesdale Avenue | Garforth | LS25 2AZ

£265,000

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

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* THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY *
NO CHAIN! * TWO RECEPTION ROOMS * OFF ROAD PARKING
*

We are thrilled to present to the market this delightful three bedroom extended semi-detached house set in an ideal location. This property is neutrally decorated, ready to be personalized or maintained to cater for a sleek, modern aesthetic. This house is available with NO CHAIN, proving to be an unbeatable opportunity for eager buyers.

The accommodation, offers an effortless blend of comfortable living and practicality. It comprises two spacious and light-filled reception rooms, ideal for unwinding or entertaining guests, and a fitted kitchen, to the ground floor.

This property offers three bedrooms, two beautifully-sized double bedrooms, including a master bedroom, and a single bedroom. It effortlessly caters to the needs of everyone in the family. The home also comes with a bathroom featuring a shower over the bath, providing a well-planned layout for the best use of space and efficient routines. Additional features of the property include a boarded loft space, ideal for storage, off-road parking, a mature rear garden - perfect for outdoor activities or restful summer afternoons, and a single garage for your extra storage needs.

The property is favourably positioned with easy access to public transport links - with a train station a short distance away, ideal for commuting to work or hitting the town's hotspots. It is also located near a wide array of esteemed schools, making it perfect for families.

This property carries a harmonious blend of comfort, space, and location, making it an unbeatable choice for your dream home. Don't hesitate to explore what could be your ultimate lifestyle ticket.

Entrance Porch

Two double-glazed windows to side, wooden effect laminate flooring, door to:

Lounge 4.11m x 4.45m (13'6" x 14'7")

Double-glazed window to side, double-glazed window to

front, coal effect gas fire with feature surround, radiator, wooden effect laminate flooring, recessed spotlights, open plan stairs to first floor landing, door to:

Dining Room 3.15m x 4.45m (10'4" x 14'7")

Double-glazed window to side, built-in under-stairs storage cupboard, radiator, wooden effect laminate flooring, door to:

Kitchen 2.05m x 3.43m (6'9" x 11'3")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, electric point for cooker with extractor hood over, double-glazed window to rear, double-glazed window to side, recessed spotlights, double-glazed rear door to garden.

Landing

Double-glazed window to side, access to boarded loft space with pull down ladder, decorative glass panelled balustrade, door to:

Master Bedroom 4.80m x 2.54m (15'9" x 8'4")

Double-glazed window to front, radiator.

Bedroom 2 2.72m x 2.54m (8'11" x 8'4")

Double-glazed window to rear, radiator, wooden effect laminate flooring.

Bedroom 3 3.53m max x 1.80m (11'7" max x 5'11")

Measurements max over bulkhead.

Double-glazed window to front, radiator.

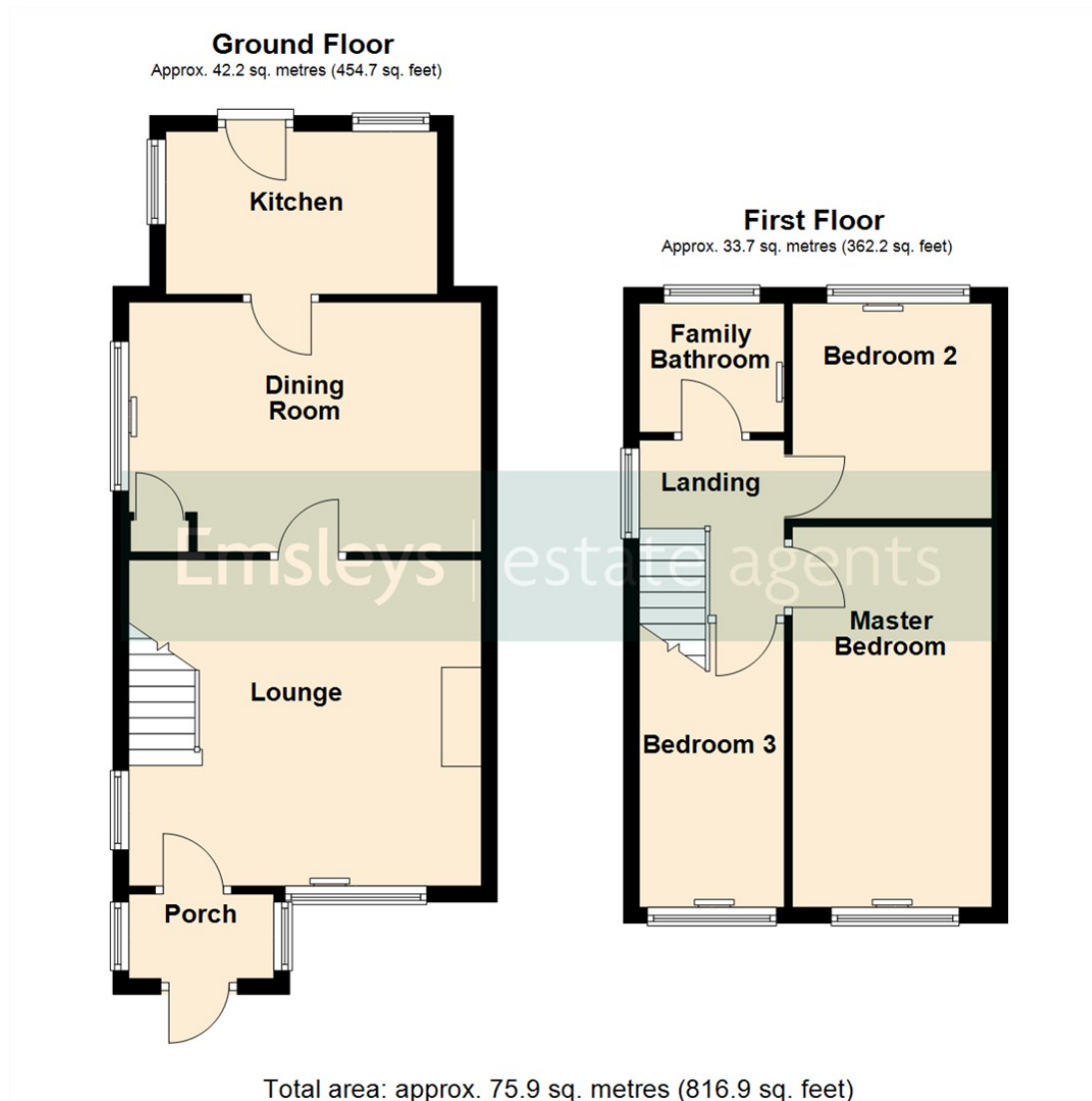
Family Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, wash hand basin with base cupboard and storage under and low-level WC, tiled surround, double-glazed window to rear, radiator.

Outside

There are gardens to the front and rear, the rear with mature shrubbery, lawn and a small timber decking area. In addition, there is a driveway to the side, which offers off road parking for two cars and leads to a detached garage.





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

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