



Summerhill Road | Garforth | LS25 1AX

£235,000

Two Bedroom Semi-Detached Property | Council Tax Band B | EPC Rating D

Emsleys | estate agents

* TWO BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN! *
READY TO MOVE INTO * NEWLY REFURBISHED - WITH NEW
KITCHEN AND BATHROOM * USEFUL GROUND FLOOR W.C *
OFF ROAD PARKING *

Delighted to present this immaculate two bedroom semi-detached house. This property is nestled in a highly desirable cul de sac location, within proximity to local amenities, nearby schools and parks, making it an ideal home for a small family or a couple. The property has been recently refurbished by the current vendors, with a new kitchen and bathroom installed in 2025, together with being freshly painted and new floor coverings fitted throughout. In addition to the refurbishment, there has been a new boiler installed in 2024 -making this a fantastic ready to move into home! The huge bonus of this home, is there is NO ONWARD CHAIN, making this property ready for immediate possession.

The property boasts two spacious double bedrooms. The master bedroom provides an environment of relaxation with a built-in over stairs storage cupboard, while the second bedroom offers practicality with its built-in wardrobe/storage.

The house features a newly fitted bathroom suite, providing a contemporary and stylish space to unwind after a long day. The kitchen is a sight to behold with modern wall and base units, and a space for dining table, together with a brand new built-in hob & oven, perfect for those who enjoy cooking and entertaining. The lounge is filled with natural light thanks to the large window, creating a warm and inviting space for both relaxation and entertainment.

Additional unique features of this property include off-street parking for one car, as well as good sized gardens - which have been recently fully seeded, ideal for outdoor activities, and useful outbuildings for extra storage or opportunity to create a workspace. Don't miss the opportunity to own this stunning home in a sought-after location.

Entrance Vestibule

Stairs to first floor landing, door to:

Lounge 3.45m max x 4.17m (11'4" max x 13'8")

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

Kitchen/Breakfast Room 3.07m max x 4.22m (10'1" max x 13'10")

Fitted with a range of modern base and eye level units with worktop space over, and drawers, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built-in brand new electric oven, built-in brand new four ring hob with extractor hood over, double-glazed window to rear, radiator, door to:

Inner Hallway

Door to:

WC

Double-glazed window to rear, fitted with a low-level WC with a wash hand basin above, tiled splash-back, and chrome ladder style radiator.

Porch

Door to two useful garden stores.

Store Room

Double-glazed window to rear.

Landing

Double-glazed window to side, radiator.

Master Bedroom 3.51m min x 4.17m (11'6" min x 13'8")

Double-glazed window to front, radiator, built-in over-stairs storage cupboard with wall mounted gas boiler.

Bedroom 2 3.07m max x 3.20m (10'1" max x 10'6")

10'1" max (8'6" to chimney breast) x 10'6"

Double-glazed window to rear, built-in storage cupboard, radiator.

Bathroom

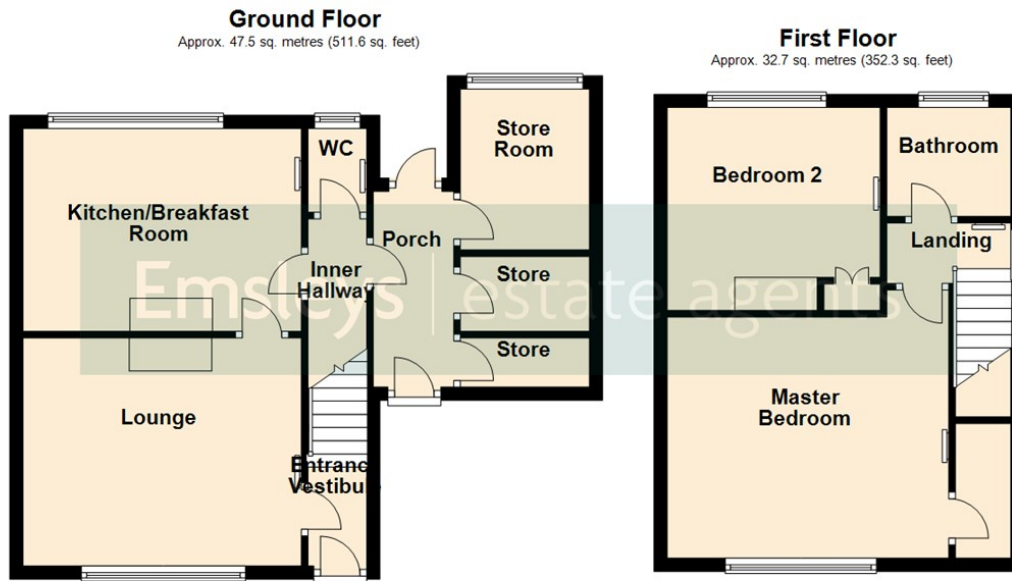
Fitted with three piece modern suite comprising panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, double-glazed window to rear.

Outside

There is a garden to the front, which has been recently re-seeded. With a driveway to the side, with gated access and

provides off road parking. To the rear, there is a generous sized garden, which has been recently seeded, and small footpath. The gardens are an ideal blank canvas, to create the garden that suits the buyer.





Total area: approx. 80.3 sq. metres (863.9 sq. feet)

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