



Sturton Avenue | Garforth | LS25 2EY

£300,000

Four Bedroom Semi-Detached | Council Tax Band C | EPC Rating D

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* FOUR BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN! * IMMACULATE READY TO MOVE INTO * FAMILY BATHROOM PLUS SHOWER ROOM * DINING KITCHEN * GENEROUS GARDENS *

We are delighted to present this immaculate and well presented four bedroom semi-detached house for sale, located in a cul-de-sac location and sought after area of East Garforth. The property has just undergone a full renovation, making it a ready-to-move-in home. As well as being freshly redecorated with oak style doors throughout, the home boasts being re-wired, together with a new gas boiler (fitted May 2025), windows, kitchen and bathrooms, and flooring through out. This home is offered with NO CHAIN! making the buying process simpler and quicker. The house offers generous living space with four bedrooms, a family bathroom and shower room, a good sized reception room, and dining kitchen.

The master bedroom is a good sized double room with far-reaching views towards a playing field, while two other double room is conveniently located on the ground floor. There is also an additional single bedroom to the first floor, offering ample space for family or guests. The kitchen is a chef's delight, complete with a built-in hob and oven. It also provides a dining space where you can enjoy meals with family or friends. The lounge is airy and bright, thanks to the large window that let in plenty of natural light. The property features a family bathroom with a quality contemporary four piece suite with a feature free-standing bath, and a practical ground floor shower room.

The property has a generous newly lawned rear garden, perfect for outdoor living and a blank canvas in which to create your perfect space. Parking won't be a problem as the property comes with ample off road parking to the side. The location is highly sought after, with public transport links - including a local train station, primary schools, local amenities, and green spaces all nearby.

Entrance Vestibule

Double-glazed side door, door to:

Inner Hallway

Radiator, recessed spotlights, stairs to first floor landing, door to:

Lounge 5.28m x 3.63m (17'4" x 11'11")

Double-glazed window to front, and radiator.

Kitchen/Diner 4.22m x 3.07m (13'10" x 10'1")

Fitted with a matching range of newly fitted modern base and eye level units with worktop space over and drawers, sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built-in brand new eye level oven, built-in brand new four ring hob with extractor hood over, double-glazed window to side, double-glazed window to front, radiator, recessed spotlights, concealed gas boiler serving heating system and domestic hot water.

Bedroom 2 3.30m x 3.61m (10'10" x 11'10")

Double-glazed window to rear, radiator, door to under-stairs storage cupboard.

Bedroom 4 2.36m x 3.12m (7'9" x 10'3")

Double-glazed window to rear, radiator.

Shower Room

Fitted with three piece modern suite comprising shower enclosure with drenched style head and additional hand shower attachment shower over, wash hand basin with storage drawers under and low-level WC. Extractor fan, double-glazed window to side, ladder style radiator.

Landing

Access to loft space with feature oak style spindles, door to:

Master Bedroom 5.31m max x 3.58m max (17'5" max x 11'9" max)

17'5" max x 11'9" max (8'2" min)

Double-glazed dormer window to rear, double-glazed window to side, two radiators and recessed spotlights. Door to built-in storage cupboard.

Bedroom 3 2.36m x 3.61m (7'9" x 11'10")

Double-glazed dormer window to rear, radiator.

Family Bathroom

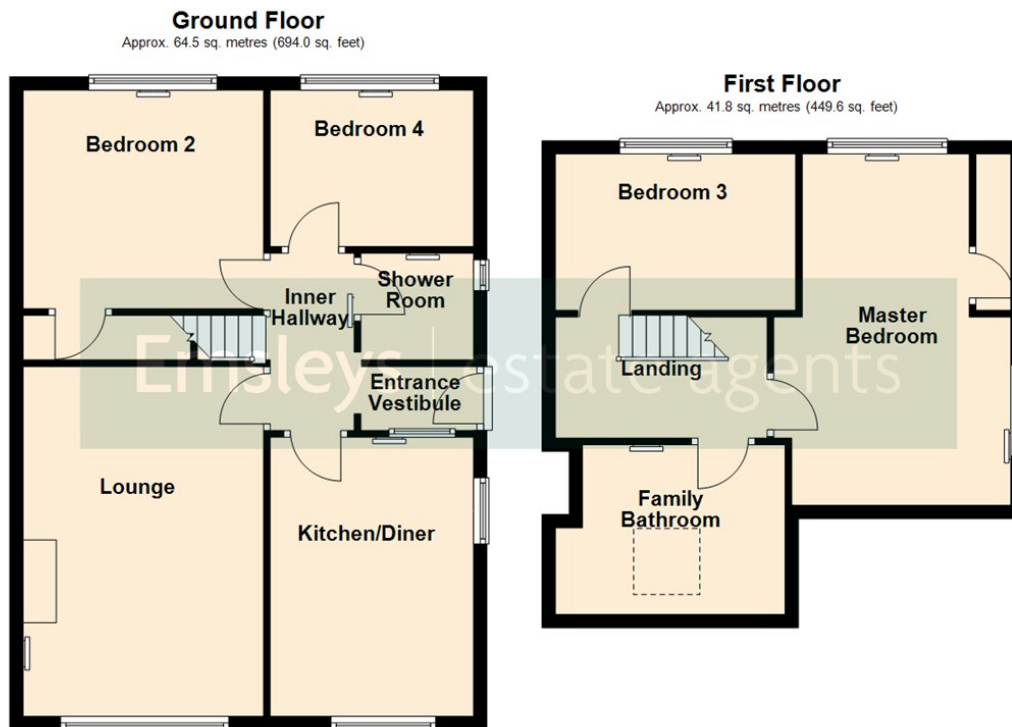
Fitted with four piece luxurious suite comprising free standing deep bath with swan neck taps, wash hand basin with storage cupboard under and drawers, shower

enclosure with drencher style shower head in gold with additional hand shower attachment and low-level WC, extractor fan, skylight, gold ladder style radiator.

Outside

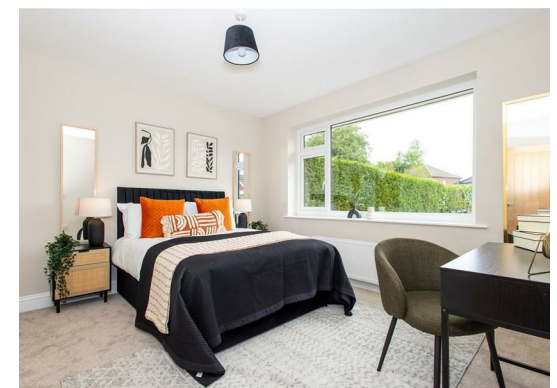
To the front, there is a recently lawned garden with a long driveway to the side offering off road parking for a number of cars. To the rear, there is recently lawned generous garden, with hard standing for garage or motor home, or space to create a patio area.





Total area: approx. 106.2 sq. metres (1143.6 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.



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