



Rydal Avenue | Garforth | LS25 1JG

£275,000

Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating TBC

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\* THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW \*  
SPACIOUS LOUNGE/DINER \* GROUND FLOOR SHOWER  
ROOM \* GARAGE \* GARDENS \* off road parking \*

Three bedroom dormer style semi-detached house for sale, positioned in a tranquil cul-de-sac within a highly sought-after location. This property offers flexible accommodation, with a ground floor bedroom and shower room, yet offering generous sized accommodation and gardens.

The property's layout optimises space; showcasing three well-proportioned bedrooms. The master bedroom is equipped with built-in wardrobes and generous space for a king-sized bed. The second bedroom too, offers ample space for a double bed, while the third bedroom is a charming single room.

The good sized open-plan reception room with dining area, features large windows that radiate sunlight through the room. The lounge has a coal effect gas fire and fireplace adding character to the space, creating a perfect ambience for cosy nights in. The dining area has a view of the garden. In addition to the accommodation, there is also a ground floor shower room, with a walk in shower enclosure with a drencher style head.

Outdoors, the house boasts a good sized gardens that offers a blank canvas for summer barbecues, and family gatherings. There is off road parking for a number of cars and leads to a single garage.

#### Entrance Hall

Built-in under-stairs storage cupboard, radiator, stairs to first floor landing, double-glazed entrance door, door to:

#### Fitted Kitchen 2.79m max x 3.23m max (9'2" max x 10'7" max )

9'2" max (7'11" min) x 10'7" max

Fitted with a range of base and eye level units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, gas point for cooker, double-glazed window to rear, radiator, wall mounted gas boiler. Door to:

#### Lounge/Diner 6.91m max x 4.24m max (22'8" max x 13'11" max )

22'8" max x 13'11" max (10'11" min)

Double-glazed window to front, coal effect gas fire with feature surround, two radiators, dado rail, coving to ceiling, double-glazed sliding patio door to garden.

#### Bedroom 3 3.00m x 2.18m (9'10" x 7'2")

Double-glazed window to front, radiator.

#### Shower Room

Fitted with suite comprising walk-in shower enclosure, vanity wash hand basin with storage under and low-level WC. Tiled surround, two double-glazed windows to side, chrome ladder style radiator, tiled flooring.

#### Landing

Double-glazed window to rear, door to:

#### Bedroom 1 3.78m x 2.97m min (12'5" x 9'9" min)

12'5" to wardrobes x 9'9" min

Double-glazed window to front, built-in wardrobes with hanging rail, shelving and drawers, radiator.

#### Bedroom 2 4.04m x 3.12m (13'3" x 10'3")

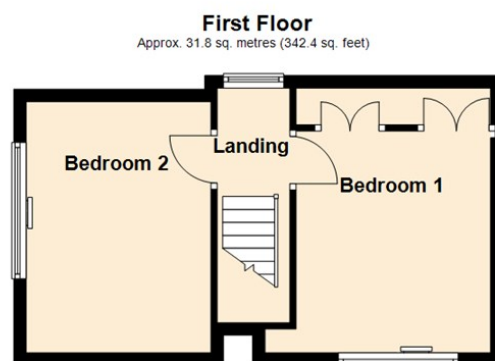
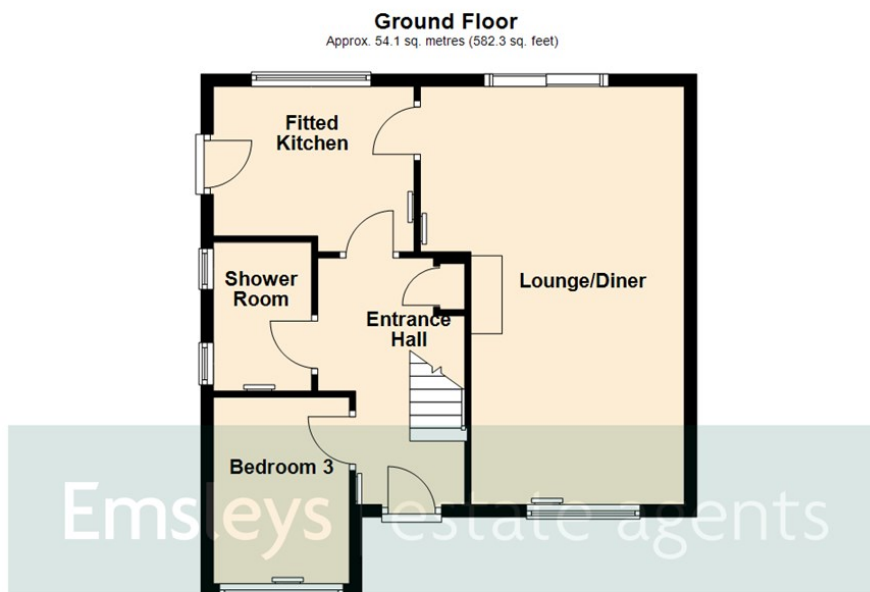
Double-glazed window to side, radiator. Access to eaves space.

#### Outside

There are lawned gardens to the front and rear, the rear being of good size. In addition, there is a driveway to the side which offers off road parking for a number of cars and leads to a single garage. The garage has an up and over door.







Total area: approx. 85.9 sq. metres (924.6 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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