



Kentmere Avenue | Garforth | LS25 2BA

New Price £240,000

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

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* THREE BEDROOM SEMI-DETACHED PROPERTY *
CONSERVATORY TO THE REAR * DINING KITCHEN * GARAGE
WITH ELECTRIC DOOR * DRIVEWAY & GARDENS *

Positioned in a sought-after area with excellent access to public transport links including the local train station, and reputable nearby schools, this attractive three-bedroom semi-detached house is offered for sale with NO ONWARD CHAIN!. Benefiting from driveway parking and a single garage equipped with an electric door, this property ensures both convenience and security for modern family living.

Upon entry, the home opens to a useful porch, then a lounge which has a large window that allow ample natural light to fill the space, complemented by a charming fireplace—a perfect setting for relaxing evenings. The second reception room is a conservatory to the rear of the property, offering access directly to the lawned rear garden with a good sized paved patio area, ideal for indoor-outdoor living and entertaining. The open-plan kitchen includes a dining space and is fitted with a built-in hob and oven, creating a contemporary and functional environment for cooking and family gatherings.

Three bedrooms provide comfortable accommodation; the master bedroom and second bedroom are both generously sized doubles. The third, a single bedroom, benefits from integrated built-in storage cupboard for effective storage solutions. The bathroom is fitted with a shower over the bath, catering to both quick daily routines and relaxing baths.

This property is a superb opportunity for buyers seeking a well-located, practical, and comfortable family home. Early viewing is highly recommended to appreciate the full appeal of this desirable residence.

Porch

Double-glazed windows and front entrance door. Door to:

Lounge 3.89m x 5.05m max (12'9" x 16'7" max)

Double-glazed window to front, coal effect gas with surround, two radiators, wooden effect laminate flooring, two wall light points, built-in under-stairs storage cupboard, stairs to first floor landing, double door to:

Kitchen/Dining Room 3.28m x 5.05m (10'9" x 16'7")

Fitted with a range of base and eye level units with worktop space over with drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, built-in eye level electric double oven, built-in four ring hob, double-glazed window to rear, double-glazed window to side, radiator, double-glazed patio door to conservatory. Double-glazed rear door to garden.

Conservatory 2.69m x 2.44m (8'10" x 8'0")

Half brick construction with double-glazed windows and polycarbonate roof, wall light point, double-glazed double door. to rear garden.

Landing

Double-glazed window to side, access to loft space with pull down ladder part boarded and houses gas boiler, door to:

Master Bedroom 3.94m x 3.00m max (12'11" x 9'10" max)

Double-glazed window to front, radiator.

Bedroom 2 3.28m x 3.00m max (10'9" x 9'10" max)

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

Bedroom 3 3.02m x 1.96m (9'11" x 6'5")

Double-glazed window to front, built in storage cupboard over bulkhead, radiator, and wooden effect laminate flooring.

Family Bathroom

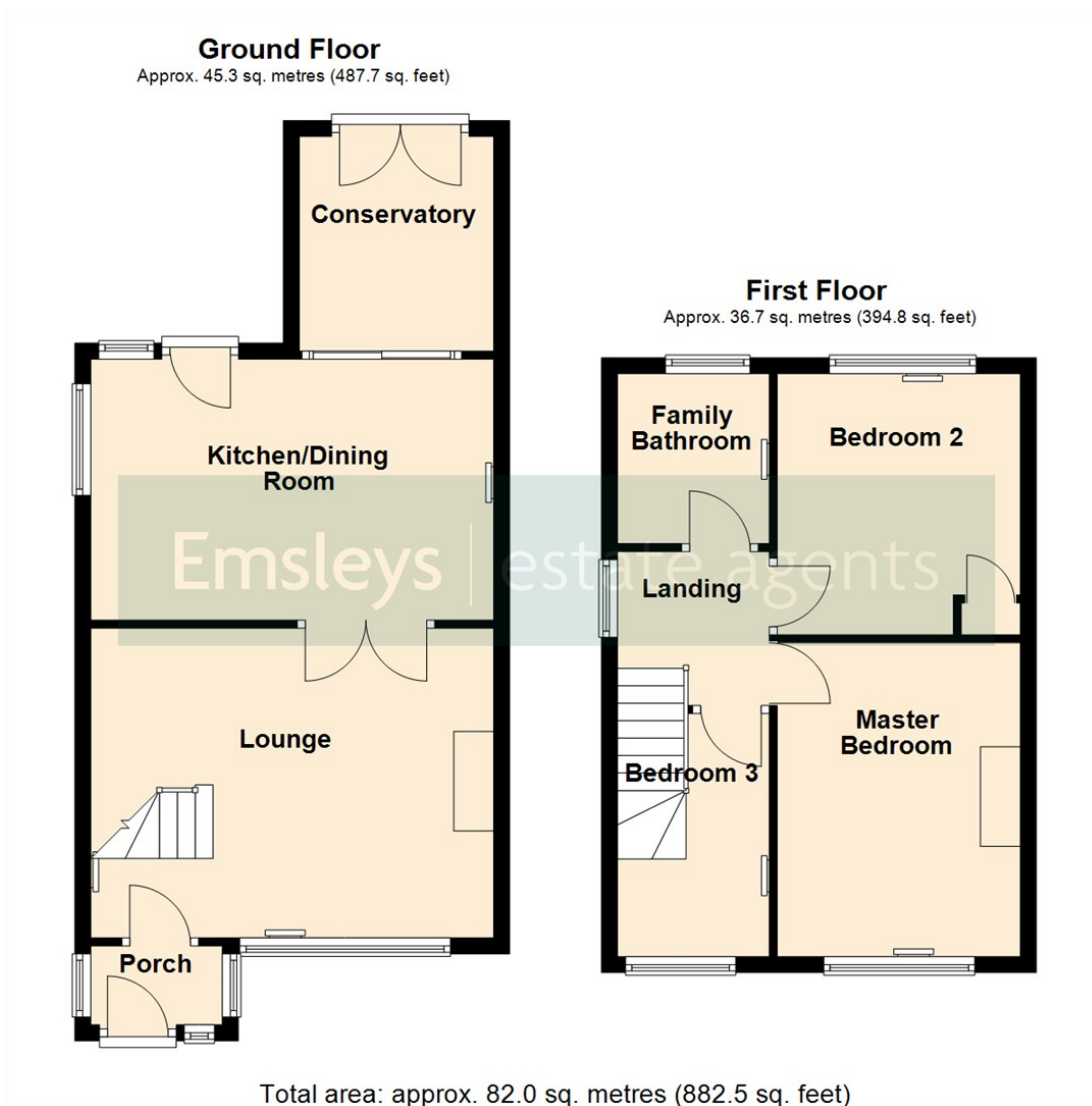
Fitted with three suite comprising panelled bath with shower over with drencher style head and additional hand shower attachment over with glass screen, wash hand basin with storage cupboard under and WC with hidden cistern. Double-glazed window to rear, and chrome ladder radiator.

Outside

There is a garden to the front, with plants and shrubs with a driveway to the side offering off road parking and leads to a single garage. The garage has an up and over door, and has both power and light connected and benefits from a

remote control electric up and over door. To the rear, there is a good sized paved patio area which leads to a lawned garden. In addition, there is a timber garden shed.





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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