



Summerhill Grove | Garforth | LS25 1AY

£235,000

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

Emsleys | estate agents

* TWO BEDROOM SEMI-DETACHED PROPERTY * USEFUL OFFICE * MODERN FITTED KITCHEN WITH ISLAND UNIT * OFF ROAD PARKING & GARAGE *

Excellent two bedroom semi-detached house, conveniently situated in a quiet cul-de-sac. This attractive property is located within easy reach of nearby schools, local amenities, and local park, making it an excellent choice for a wide range of buyers. The property has been updated by the present owners to include modern fixture and fittings, along with being neutrally decorated throughout, oak style internal doors and CCTV security cameras.

There is a good sized lounge which is enhanced by a large window that flood the space with natural light. The real hub of the home is the modern breakfast kitchen. The layout has been thoughtfully designed with a central kitchen island, built-in appliances, and a patio door leading directly to the rear garden—perfect for entertaining or relaxing outdoors. A utility room further increases the home's practicality. Adding to the benefits of this home is the dedicated office space—perfect for home working or study requirements.

Upstairs are two generously sized double bedrooms. The master bedroom boasts fitted wardrobes and a walk-in over the stairs closet, providing plenty of storage space. The additional bedroom is well-proportioned. The contemporary bathroom is fitted with a shower over the bath, catering to both comfort and convenience.

A highlight of this property is its excellent private outdoor space and garden, ideal for families or those who enjoy al fresco living. With off road parking for two cars and a single detached garage.

This wonderful home combines comfort, style, and functionality in a sought-after location. Early viewing is strongly recommended to appreciate all that this property has to offer.

Entrance Vestibule

Wall mounted radiator, stairs to first floor landing, door to:

Lounge 3.45m max x 4.14m max (11'4" max x 13'7" max)

Double-glazed window to front, radiator, wooden effect laminate flooring, coving to ceiling, door to:

Kitchen/Breakfast Room 3.10m x 5.13m (10'2" x 16'10")

Fitted with a range of base and eye level units with worktop space over and drawers, central island unit, one and half bowl sink unit with single drainer and mixer tap, built-in dishwasher, space for fridge/freezer, built-in eye level electric, built-in four ring ceramic hob with extractor hood over, built-in microwave, double-glazed window to rear, radiator, tiled flooring, recessed spotlights, double-glazed patio side door to garden, door to:

Hallway

Radiator, side entrance door to side. Door to:

Office 2.36m x 2.21m (7'9" x 7'3")

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

Utility Room 1.50m x 1.32m (4'11" x 4'4")

With worktop space over, plumbing for automatic washing machine, space for tumble dryer, double-glazed window to front, wooden effect laminate flooring.

Store

Useful store room.

Landing

Double-glazed window to side, access to loft space.

Bathroom

Fitted with three piece modern white suite comprising panelled bath with shower over and additional hand shower attachment and glass screen, pedestal wash hand basin and low-level WC, full height tiling to all walls, extractor fan, double-glazed window to rear, ladder style radiator, tiled flooring.

Master Bedroom 3.43m x 4.14m (11'3" x 13'7")

Double-glazed window to front, fitted wardrobes with hanging rail and shelving, radiator, door to over stairs storage cupboard.

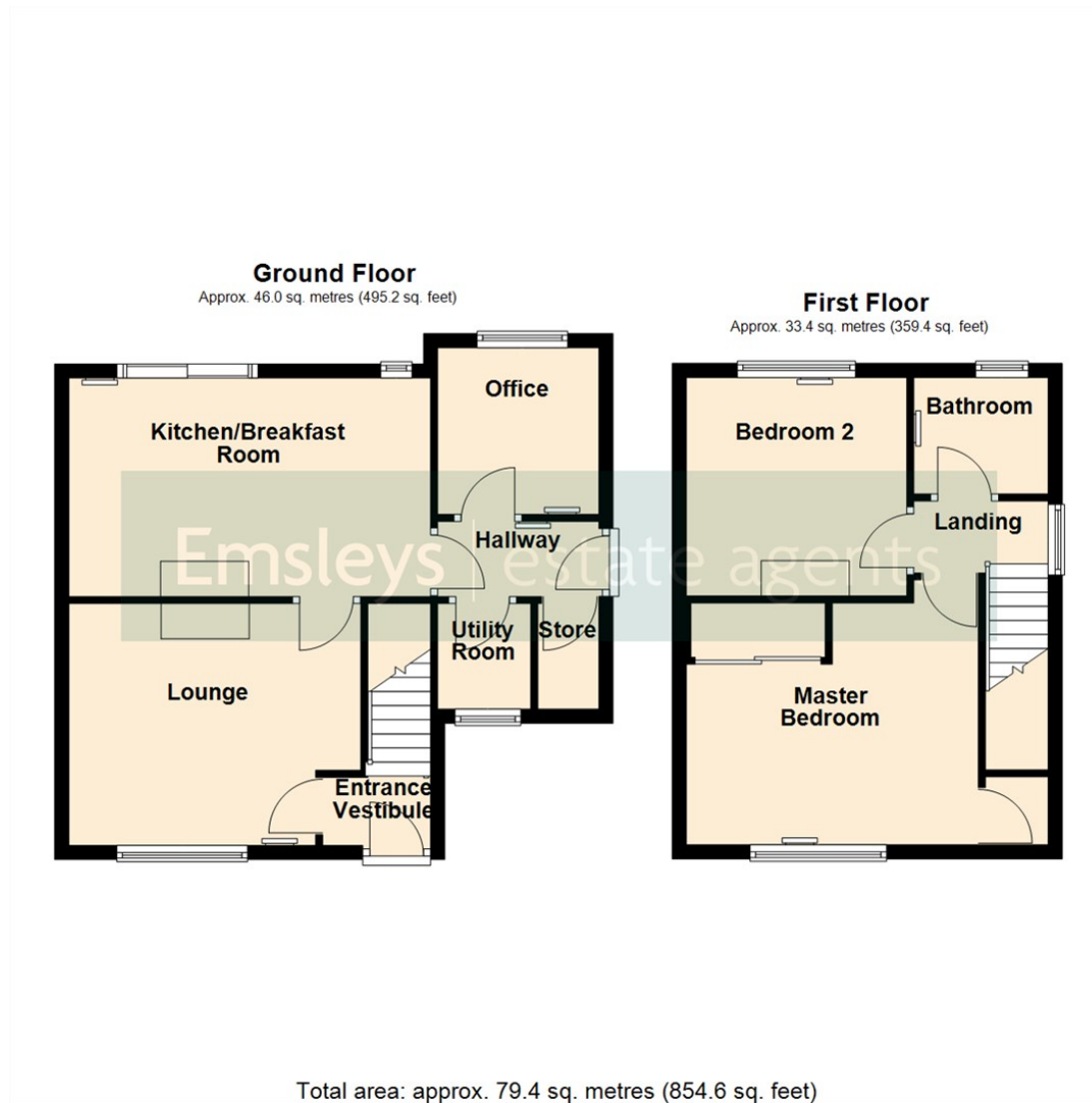
Bedroom 2 3.10m x 3.15m max (10'2" x 10'4" max)

Double-glazed window to rear, radiator.

Outside

There is a low maintenance garden to the front, with a driveway to the side offering off road parking. Gated access leads to single garage, with an up and over door. To the rear, there is a good sized patio seating area which leads to a good sized lawned garden with wooden sleeper beds.





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