



Kingsway | Garforth | LS25 1BW

£285,000

Three Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC rating C

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* THREE BEDROOM SEMI-DETACHED PROPERTY - WITH LOFT CONVERSION* MODERN FITTED KITCHEN WITH BUILT-IN APPLIANCES * SHOWER ROOM * OFF ROAD PARKING * MATURE GARDENS *

Presenting this immaculately presented three bedroom semi-detached bungalow, located in a highly sought-after location with convenient access to local amenities and nearby parks. This beautiful property offers a contemporary living experience, highlighted by a lovely modern interior.

The residence features a spacious lounge, enhanced by a large window that flood the space with natural light, creating a welcoming ambience throughout. The open-plan kitchen is fitted with built-in appliances and includes a comfortable breakfast area—ideal for daily gatherings or entertaining guests.

Accommodation comprises three well-appointed bedrooms. The master bedroom is a generous double, boasting built-in wardrobes for ample storage. The second bedroom is also a double within the loft space, providing flexibility for families or guests, while the third is a comfortable single—perfect for a child's room or a home office. The property benefits from a modern shower room, complemented by a stylish heated towel rail, offering both practicality and luxury.

Externally, the home has a block-paved driveway, providing convenient off-road parking, and there is a single garage for additional storage to the rear of the property. The rear garden is a true delight, with mature fruit trees creating a serene and picturesque outdoor retreat.

Combining comfort, style, and prime location, this bungalow is perfect for buyers seeking a move-in ready home with impressive features. Viewing is highly recommended to appreciate all that this outstanding property has to offer.

Hallway

Radiator, wooden effect laminate flooring, door :

Lounge 4.47m x 3.33m max (14'8" x 10'11" max)

Double-glazed bay window to front, wall mounted log effect electric fire, wooden effect laminate flooring and radiator.

Fitted Kitchen 2.46m x 2.50m (8'1" x 8'2")

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, integrated automatic washing machine, integrated fridge freezer, built-in electric oven, built-in four ring ceramic hob with extractor hood over, double-glazed window to front, concealed gas boiler.

Master Bedroom 3.00m to robes x 3.33m (9'10" to robes x 10'11")

Double-glazed window to rear, fitted wardrobes with hanging rail and shelving, radiator, wooden effect laminate flooring.

Bedroom 3 2.46m x 2.64m (8'1" x 8'8")

Built-in storage cupboard, radiator, wooden effect laminate flooring, double-glazed french double door to garden.

Shower Room

Fitted with a walk in shower area with shower over and folding glass screen, wash hand basin and low-level WC. Extractor fan, full height tiling to all walls, double-glazed window to side, ladder style radiator, and tiled flooring.

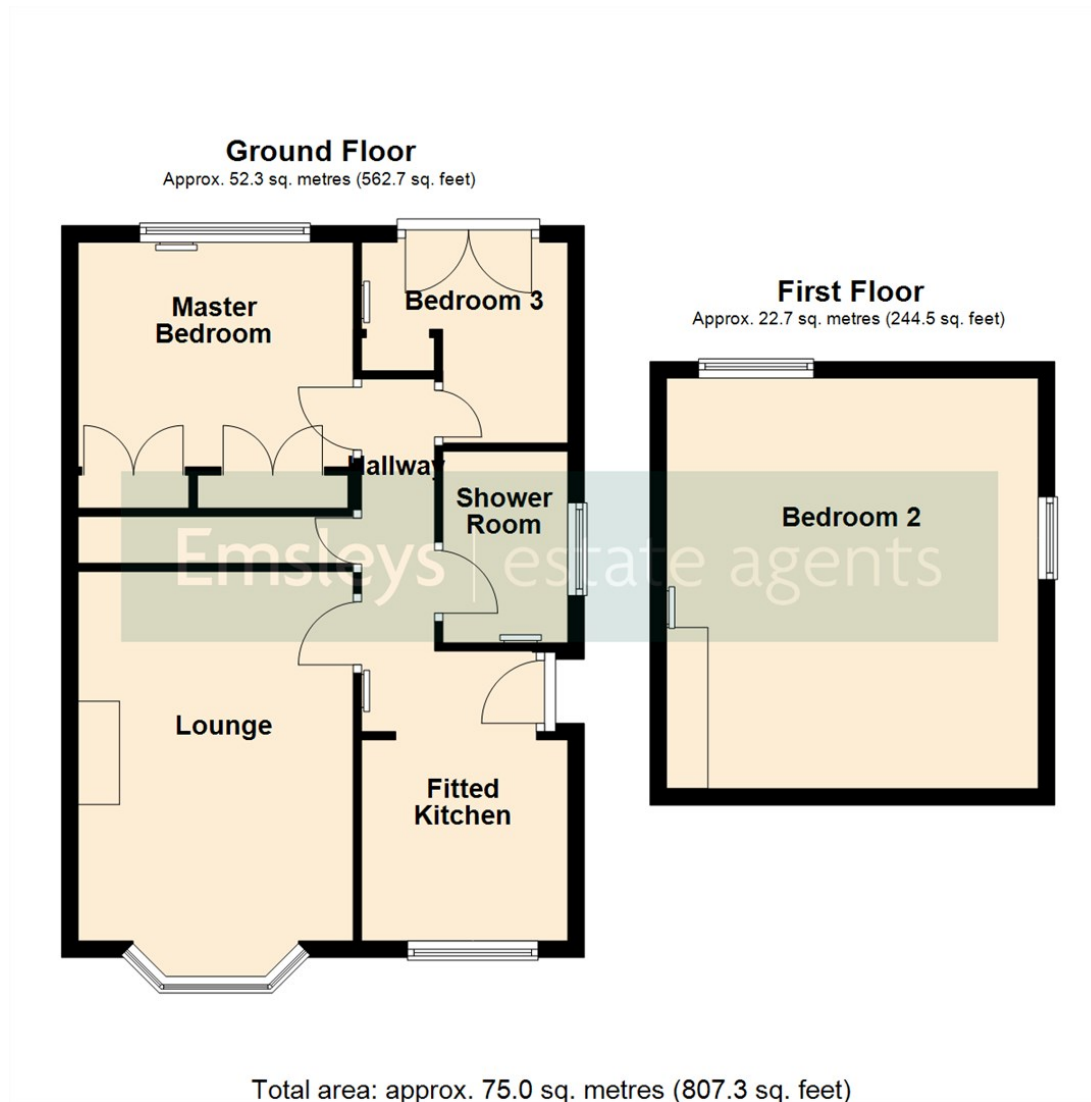
Bedroom 2 5.05m x 4.50m (16'7" x 14'9")

Double-glazed dormer window to rear, double-glazed window to side, radiator.

Outside

There is a garden area to the front with borders for flowers and shrub with a block paved driveway to the side offering off road parking for two cars. The block paving continues to the side of the property and to the single larger than average garage. To the rear, there is a paved patio seating area which leads to a lawned garden with mature apple and plum trees.





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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