



Bluebell Avenue | Garforth | LS25 2FD

£360,000

Three/Four Bedroom Semi-Detached House | Council Tax Band D | EPC Rating B

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* THREE BEDROOM MODERN STYLE SEMI-DETACHED PROPERTY * ACCOMMODATION OVER THREE FLOORS * GARDEN OFFICE * LOW MAINTENANCE GARDEN *

An exquisite and spacious three/four bedroom semi-detached house, in a highly sought-after location. This property benefits from its proximity to several highly esteemed schools, magnifying its charm to families. Its distinctive three-story arrangement gives a modern touch to conventional living.

Internally, the residence is generously spaced with three double bedrooms. The master bedroom, being the jewel of the property, is fully equipped with built-in wardrobes and comes complete with an en-suite. The other two bedrooms are also double, with bedroom number three featuring built-in wardrobes. Completing the layout is the single bathroom designed with a careful touch to include a shower over bath facility.

This house is further complemented with an open-plan kitchen that is fitted with built-in appliances. The plentiful dining space within sets a welcoming tone for enjoyable family meals. Residing alongside the kitchen, the open plan sitting room, with access via bi-fold doors; thus, encouraging indoor and outdoor living in harmony. While the formal lounge on the first floor has versatile potential, it could ideally be converted into an additional bedroom if required.

Fulfilling the requirement for practicality alongside elegance, this property also boasts of a low maintenance garden, with additional noteworthy feature is the garden office - perfect for home workers or a peaceful reading retreat.

Parking is not a problem as it is efficiently taken care of, with two off road parking spaces to the front. This property promises to, indeed, be an ideal place for sophisticated living!

Entrance Hall

Radiator, tiled flooring, stairs to first floor landing, door to:

Lounge/Dining Room 4.98m max x 4.09m max (16'4" max x 13'5" max)

Radiator, tiled flooring, folding bi-fold doors to garden, open plan to Fitted Kitchen, double door to storage cupboard.

Fitted Kitchen 3.12m x 3.00m (10'3" x 9'10")

Fitted with a range of base and eye level units with worktop space over and drawers and tiling, one and half bowl stainless steel sink unit with single drainer and mixer tap, fridge/freezer and dishwasher, built-in eye level electric double oven, five ring gas hob with extractor hood over, built-in microwave, double-glazed window to front, tiled flooring and recessed spotlights.

WC

Double-glazed window to rear, fitted with two piece suite comprising, wash hand basin with storage below and low-level WC, splash back tiling, radiator, recessed spotlights and built-in utility cupboard which houses plumbing for an automatic washing machine and space for a tumble drier. Chrome ladder style radiator.

Landing

Double-glazed window to front, radiator, stairs to second floor landing, door to:

Master Bedroom 3.71m max x 2.84m min (12'2" max x 9'4" min)

Double-glazed window to rear, built-in wardrobes with hanging rail and shelving, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with sprinkler head and additional hand shower attachment, wash hand basin and WC with hidden cistern. Shaver point, tiled splash-back, chrome ladder style radiator and double-glazed window to rear.

Lounge/Potential Bedroom 4 4.39m x 3.05m (14'5" x 10'0")

Double-glazed window to front, radiator.

Landing

Access to loft space, door to built-in storage cupboard, door to:

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over with a sprinkler head and additional hand shower attachment, wash hand basin with drawer storage underneath and WC with hidden cistern. Double-glazed window to rear, chrome ladder style radiator and tiled surround.

Bedroom 2 3.66m max x 2.82m max (12'0" max x 9'3" max)

Double glazed window to rear, radiator.

Bedroom 3 2.82m to robes x 4.09m (9'3" to robes x 13'5")

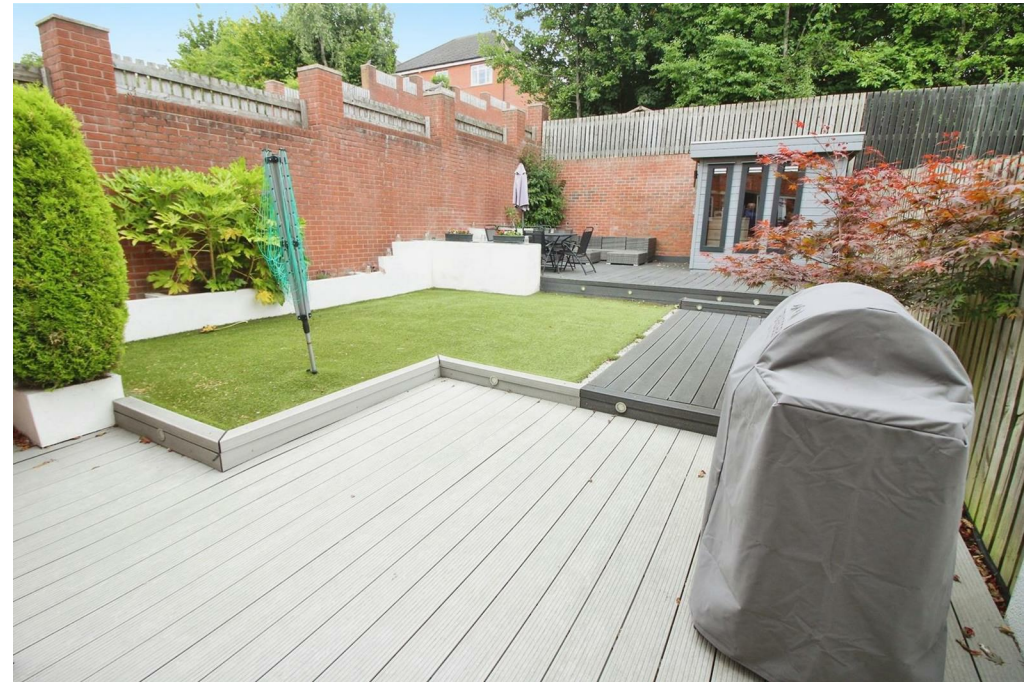
Two double-glazed windows to front, radiator, built-in wardrobes with hanging and shelving space.

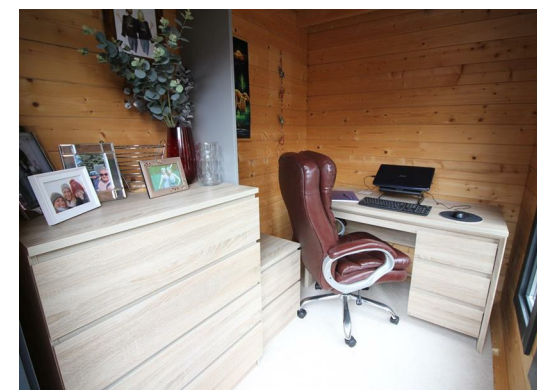
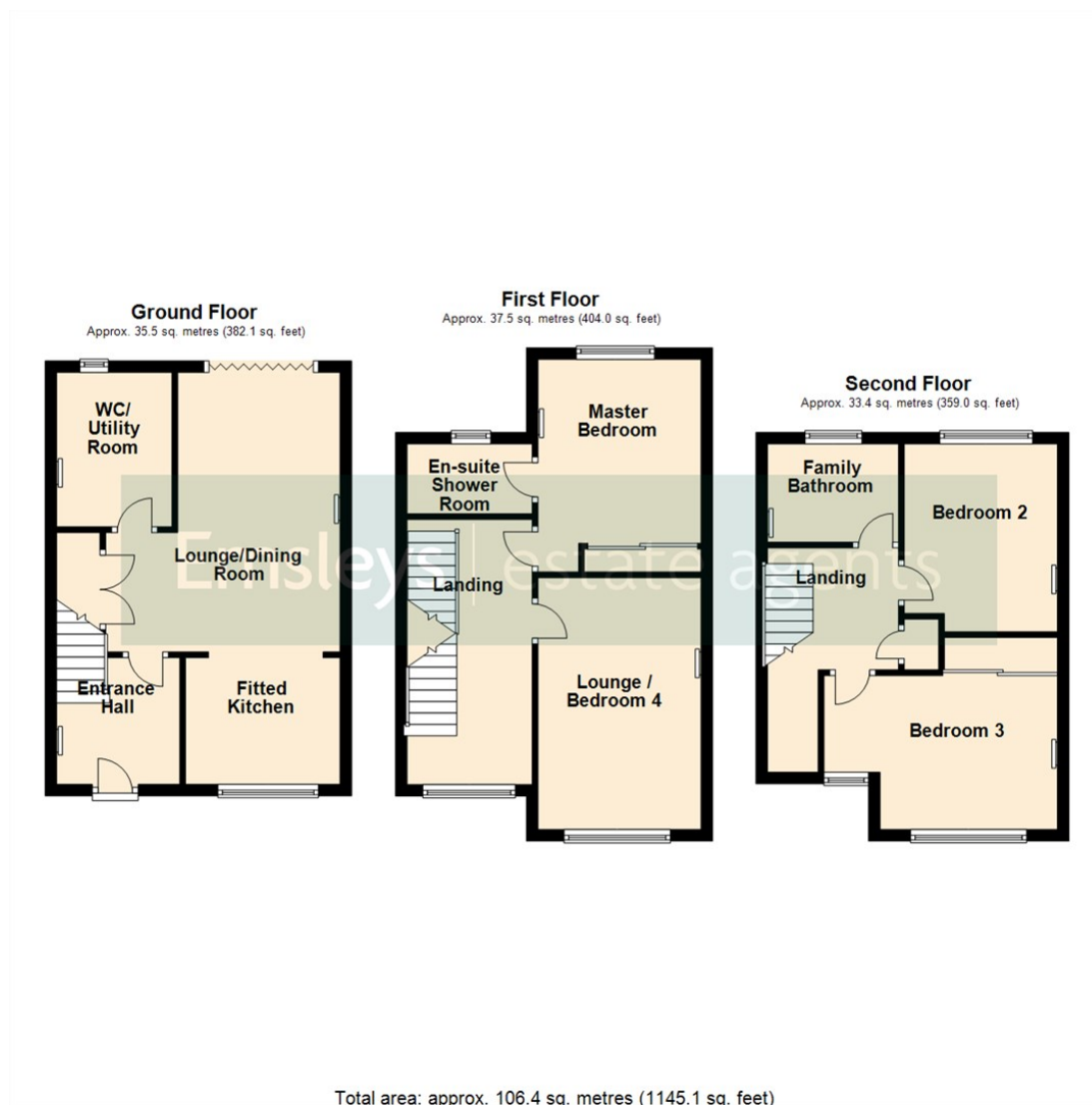
Outside

There is a tarmac driveway to the front, offering off road parking for two cars. To the rear, there is a fully enclosed landscaped garden with composite decking seating area which leads to a further decking seating area and low maintenance artificial lawn. The garden has raised shrub and flower beds, and external lighting and power points. In addition, there is a fully insulated office pod/summer house, which has power and light connected.

Agents Note

Please note there is an annual service charge for the estate, this is for the upkeep of communal areas. Details of which will be finalised via the conveyancing team upon sale.





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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