



Middleham Drive | Garforth | LS25 2QA

£365,000

Four Bedroom End Town House | Council Tax Band D | EPC Rating B

Emsleys | estate agents

* FOUR BEDROOM END TOWN HOUSE * DINING KITCHEN * LOUNGE WITH ACCESS INTO THE GARDEN * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * GARAGE & DRIVEWAY *

An immaculate modern four bedroom end town house, which exudes elegance and charm with its well-proportioned rooms and tasteful decor. It boasts a lovely lounge with access into the rear garden, a well-equipped fitted kitchen/diner, four spacious bedrooms - master with an en-suite shower room, and a family bathroom - perfect for a growing family or working professionals.

The property is located in a sought-after location with excellent public transport links, nearby schools, and local amenities. This area is a perfect blend of convenience and lifestyle. Whether you are commuting to work, taking the children to school, or going for a leisurely stroll in the local park, everything you need is just a stone's throw away.

One of the unique features of this beautiful house is the ample parking space it provides. It also includes a single garage, an added convenience for those with multiple vehicles. The property also features a tastefully southerly facing landscaped garden, perfect for alfresco dining or entertaining guests during the warmer months. Furthermore, the house is fitted with solar panels, adding to its green credentials and potentially saving on energy bills.

This is an opportunity not to be missed. The property's condition, location, and unique features make it an ideal choice for those seeking a comfortable and convenient lifestyle. Arrange your viewing today to experience the comfort and convenience that this property has to offer. We assure you that you won't be disappointed.

Ground Floor

Hall

Composite entrance door, engineered oak wood flooring, radiator, stairs to first floor with cupboard under and utility cupboard with plumbing for washing machine and over space for condenser dryer. Doors to rooms.

WC

Tiled floor, push flush WC, half pedestal wash hand basin,

radiator, downlighters to ceiling and PVCu double glazed frosted window.

Kitchen/Diner 4.75m x 2.90m (15'7" x 9'6")

Comprising a modern fitted range of light grey units with complimentary quartz work-surfaces and matching upstand. Recess one and half sink and bowl with mixer tap. Integrated eye level double oven, four ring gas hob with extractor over, fridge, freezer and dishwasher. Engineered oak wood flooring, downlighters to ceiling and radiator. PVCu double glazed window to front aspect.

Lounge 3.38m x 5.08m (11'1" x 16'8")

Engineered oak wood flooring, PVCu double-glazed french doors with windows either side overlooking the rear garden and double panel central heating radiator.

First Floor

Landing

Stairs to second floor, cupboard and doors to rooms.

Bedroom 4.65m x 2.74m (15'3" x 9'0")

PVCu double glazed window to rear aspect and radiator.

Bedroom 3.43m x 2.72m (11'3" x 8'11")

PVCu double glazed window to front aspect and central heating radiator.

Bedroom 2.97m x 2.18m (9'9" x 7'2")

PVCu double glazed window to rear aspect and radiator.

Bathroom 2.21m x 1.91m (7'3" x 6'3")

Comprising a straight panelled bath with screen and shower over, half pedestal wash hand basin, push flush WC, tiled floor, double glazed frosted window, downlighters to ceiling, shaver point, extractor fan and chrome central heating towel warmer.

Second Floor

Landing

Door to wardrobe and boiler cupboard and door to bedroom.

Bedroom 3.71m x 3.94m (12'2" x 12'11")

PVCu double glazed window to bay positioned to the front, double panel central heating radiator, loft hatch and door to en-suite.

En-suite Shower Room 1.80m x 2.29m (5'11" x 7'6")

Comprising a shower enclosure, half pedestal wash hand basin, push flush WC, tiled floor, double glazed skylight window, downlighters to ceiling, extractor fan and chrome central heating towel warmer.

Exterior

To the front, there is an open lawn garden, with a tarmac drive to the side offering off road parking for three vehicles and access to a single garage. The garage has an up and over door with power and light connected. The rear garden is fully enclosed with flagged patio area and good sized lawned garden. In addition, there is a further patio area, outside lighting and water tap.

Agent Note

Please note that there is an estate management fee to pay per year, for the up keep and maintenance of the communal areas within the estate. The vendor has informed the branch that this is in the region of approximately £150.00 per annum, although this is reviewed yearly.





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