



Knightsway | Garforth | LS25 1BH

£450,000

Three Bedroom Detached Extended Bungalow | Council Tax Band E | EPC Rating D

Emsleys | estate agents

* THREE BEDROOM EXTENDED DETACHED BUNGALOW * NO CHAIN * DINING KITCHEN WITH ISLAND UNIT * INTEGRATED KITCHEN APPLIANCES * DOUBLE TANDEM GARAGE * OFF ROAD PARKING *

Immaculate three bedroom extended detached bungalow, having had a loft conversion, offered for sale in pristine condition and boasts a unique combination of traditional character and modern comfort, making it a truly attractive proposition for any potential buyer. The property is available with NO ONWARD CHAIN, making it an ideal choice for those seeking a smooth and quick transaction.

The property presents three double bedrooms, each offering ample living space. Although there is potential to create further accommodation, due to a large store room. The master bedroom boasts an en-suite bathroom and built-in wardrobes, offering convenience and an element of luxury. The remaining two bedrooms are both double, and also feature built-in wardrobes, providing excellent storage solutions.

The heart of the home is undoubtedly the kitchen, which features a kitchen island and ample countertop space. It provides plenty of room for culinary adventures and also includes a dining space, perfect for family meals or entertaining guests. The property offers a large lounge, a cosy yet spacious area with large windows that flood the space with natural light. A fireplace adds a touch of charm and warmth to the room, making it the perfect place to relax.

One of the standout features of this bungalow is the tandem length garage, providing abundant space for parking. Additionally, the property benefits from an Indian stone paved patio to the rear, perfect for outdoor relaxation or entertaining. Located with convenient access to public transport links, nearby schools, and local amenities, this property is ideally situated for daily life. Take the opportunity to explore this exceptional property, a place that you could soon call home.

Entrance Hall

Radiator, Karndean flooring, coving to ceiling, composite entrance front door, door to built-in storage cupboard, door to:

Lounge 5.77m x 3.96m (18'11" x 13'0")

Double-glazed bow window to front, double-glazed window to side, coal effect gas with feature wooden, two radiators, coving to ceiling with ceiling rose.

Kitchen/Diner 3.96m x 6.02m (13'0" x 19'9")

Fitted with a range of base and eye level units with worktop space over, one and half bowl stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, built-in larder fridge, under counter freezer, automatic washing machine, dishwasher, two built-in eye level electric double oven with warming plates, island unit with four ring gas hob, built-in microwave, extractor hood. Double-glazed window to rear, double-glazed window to side, radiator, Karndean floor, recessed spotlights, double-glazed patio door to garden.

Bedroom 2 3.86m x 3.61m (12'8" x 11'10")

Double-glazed bow window to front, range of fitted wardrobes)with hanging rail, shelving and drawers, feature lighting, matching bedside cabinets, radiator, two wall light points, coving to ceiling.

Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with base cupboard and storage under and drawers, and low-level WC. Extractor fan, full height tiling to all walls, double-glazed window to side, tiled flooring with underfloor heating and recessed spotlights. Heated towel rail.

Bedroom 3 3.15mmin x 3.61m max (10'4"min x 11'10" max)

10'4"min (13'1" max) x 11'10" max

Fitted wardrobe with hanging rail, shelving and matching drawers, radiator, coving to ceiling, recessed spotlights, double-glazed french double doors to garden.

Inner Hallway 1.91m x 3.61m (6'3" x 11'10")

Double-glazed window to side, radiator, luxury Oak staircase with feature hand rail to first floor landing.

Master Bedroom 3.96m x 6.48m max (13'0" x 21'3" max)

13'0" to robes (7'9" min) x 21'3" max

Double-glazed window to side, radiator, door to:

En-suite Bathroom

Fitted with three piece suite comprising panelled bath, vanity wash hand basin with base cupboard and storage under and low-level WC, radiator.

Store Room 4.88m x 3.15m (16'0" x 10'4")

Double-glazed window to side, radiator, ceiling fan, wall mounted gas boiler.

Garage

Attached double length garage with power and light connected, double-glazed window to side, up and over door, double-glazed sliding patio door.

Outside

There is a lawned garden to the front with shrubs, with a driveway to side offering off road parking which leads to the garage. To the rear, there is a fully enclosed garden with an Indian stone paved patio seating area which leads onto a lawned garden, with mature shrubs.





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