



Oak Road | Garforth | LS25 1PF

£205,000

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

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* THREE BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN!
* GOOD SIZED ACCOMMODATION * BLANK CANVAS TO MAKE
YOUR OWN STAMP * OFF ROAD PARKING * GARAGE *

Good sized three-bedroom semi-detached house, offered for sale with NO ONWARD CHAIN!, and presenting an excellent opportunity for those seeking a property to modernise and make their own. Well positioned in a sought-after location, the property enjoys convenient access to public transport links- including local train station, and nearby schools, making it ideal for families and commuters alike.

The generous sized reception room offers ample living space with a cozy fireplace, perfectly suited for relaxation or entertaining guests. The kitchen comes equipped with a built-in pantry, providing useful storage solutions and the potential for further enhancement according to your tastes and requirements. The accommodation includes two spacious double bedrooms as well as a comfortable single bedroom, offering flexibility for sleeping arrangements or a home office. The family bathroom features a shower over the bath, catering to both convenience and practicality.

Externally, the property boasts gardens to the front and rear, offering plenty of outdoor space for family enjoyment, gardening, or alfresco dining. The rear garden is further enhanced by mature fruit trees, providing a delightful setting and seasonal produce. Off-road parking adds further appeal and a single detached garage, ensuring convenience for vehicle owners.

This property represents a fantastic opportunity to acquire a home with considerable potential, set in a highly desirable area with excellent local amenities on the doorstep. Viewings are highly recommended to fully appreciate the possibilities and enviable location that this property has to offer. Don't miss the chance to secure this promising residence—contact us today to arrange your viewing.

Entrance Hall

Double-glazed window to side, radiator, stairs to first floor landing, door to walk in storage cupboard, double-glazed window to side, door to:

Lounge 4.37m x 5.13m max (14'4" x 16'10" max)

14'4" x 16'10" max (13'7" min)

Double-glazed window to front, coal effect electric fire with wooden surround, two radiators, wooden effect laminate flooring, dado rail, two wall light points, coving to ceiling, door to:

Fitted Kitchen 2.21m x 4.14m (7'3" x 13'7")

Range of base and eye level units with worktop space over and drawers, sink unit with single drainer and mixer tap, plumbing for automatic washing machine, gas point for cooker, two double-glazed windows to rear, radiator, tiled flooring, door to walk in pantry/ storage cupboard.

Landing

Double-glazed window to rear, door to over stairs storage cupboard, door to built in airing cupboard.

Bedroom 1 3.38m x 3.07m (11'1" x 10'1")

Double-glazed window to front, radiator, dado rail.

Bedroom 2 3.38m x 2.84m max (11'1" x 9'4" max)

Double-glazed window to front, radiator, dado rail.

Bedroom 3 2.21m x 2.39m (7'3" x 7'10")

Double-glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and glass screen, vanity wash hand basin with storage under and low-level WC, double-glazed window to rear. Chrome ladder style radiator.

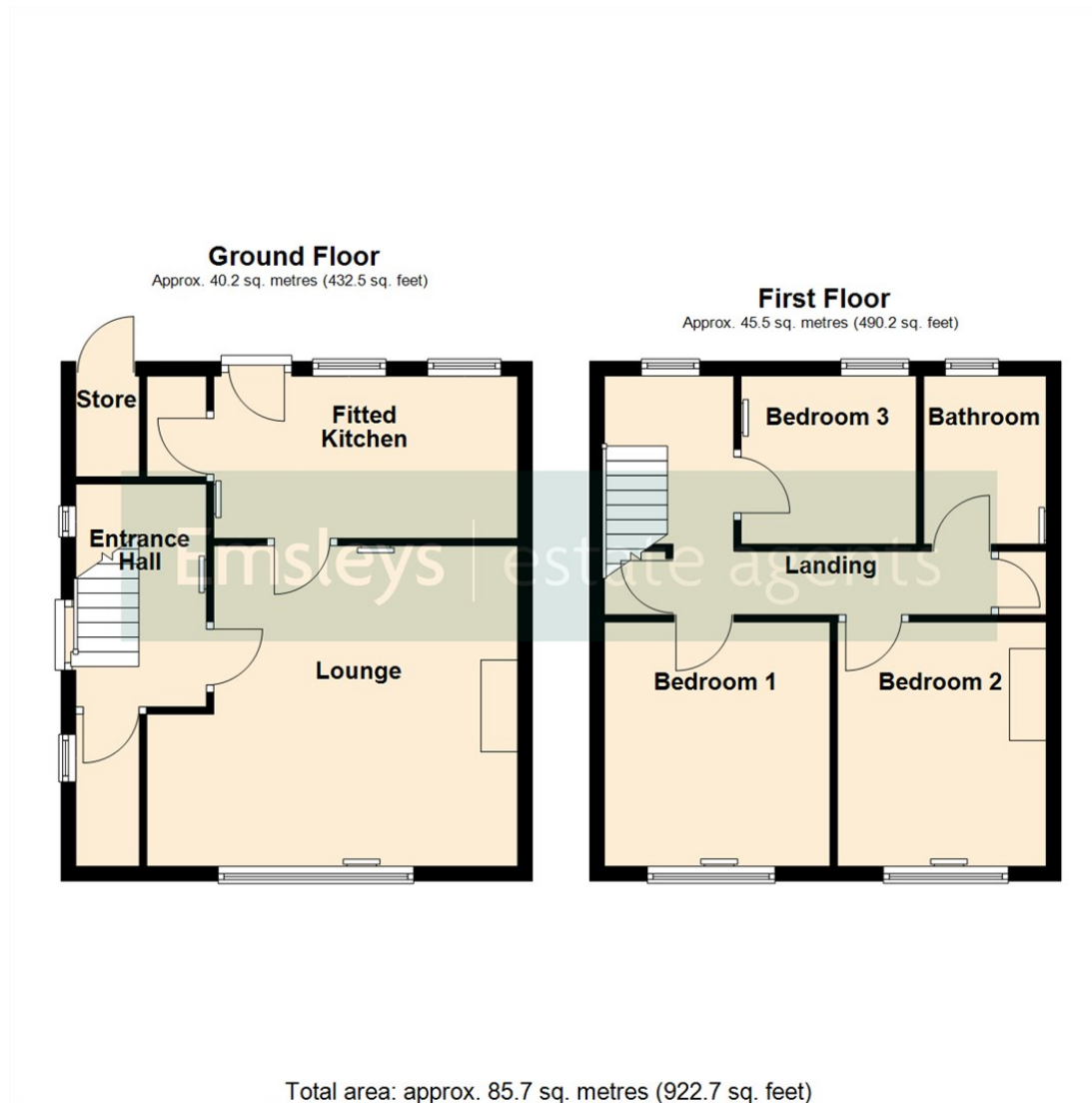
Outside

There is a lawned garden to the front, with a driveway to the side and offers off road parking for two cars and leads to a garage. To the rear, there is a mainly lawned garden with mature apple, plum and pears trees. There is also a small paved patio area.

Store

Useful storage space and houses wall mounted gas boiler.





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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