Higham Way | Garforth | LS25 2PS £465,000

Four Bedroom Detached Property | Council Tax Band E | EPC Rating TBC

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* FOUR/FIVE BEDROOM DETACHED FAMILY HOME * LARGE CONSERVATORY/LOUNGE * DINING KITCHEN WITH APPLIANCES * MASTER BEDROOM WITH EN-SUITE SHOWER *GENEROUS CORNER PLOT *

Four/Five bedroom detached house located on the edge of the estate, offering an idyllic blend of suburban tranquillity and town convenience. This property is a gem in its own right, located on a generous corner plot with a large wrap around garden and versatile accommodation plus far reaching views to the rear.

The property boasts well-proportioned bedrooms, two/three reception rooms, and a large well-equipped kitchen, plus many extra benefits such as a ground floor W.C and utility room. The master bedroom is a luxurious retreat complemented by an en-suite, ensuring a private space for relaxation. The second bedroom is another ample double, with bedroom three and four being practical singles.

The kitchen is the real heart of this home and a culinary enthusiast's delight, featuring an open-plan layout with a large dining space and a utility room. It comes equipped with a built-in oven and hob, ensuring all culinary needs are met with ease and sophistication. One of the property's unique selling points is the second reception room, the sitting room, which holds potential for use an additional bedroom, if required. The third reception room, the conservatory/lounge, is a haven of tranquility, offering a serene garden view with direct access to spacious garden, providing an ideal setting for relaxation or entertaining guests.

The stand out factor of this home is the large wrap around garden, with a over sized composite decking seating area with toughed glass balustrade, covered seating area and lawn - offering lots of opportunity to enjoy the outdoors. Further enhancing the property's appeal include off road parking facilities and an EV Charging station. The location is equally impressive, providing easy access to public transport links and local amenities, ensuring convenience is never far away.

Family Room 4.67m max x 3.73m max (15'4" max x 12'3" max)

15'4" max (9'11" min) x 12'3" max
Double-glazed bay window to front, two radiators, luxury vinyl flooring, coving to ceiling, stairs to first floor landing, door to:

Sitting Room/Bedroom 4.01m x 2.36m (13'2" x 7'9")

Originally a garage and now converted into usable versatile space. Double-glazed bay window to front, radiator, wooden effect laminate flooring, door to built-in storage cupboard.

WC

Double-glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, radiator.

Kitchen/Diner 4.67m max x 6.38m max (15'4" max x 20'11" max)

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for dishwasher, built-in electric oven, four ring gas hob with extractor hood over, built-in microwave, double-glazed window to rear, radiator, tiled flooring, remote control stove effect electric fire with wooden surround, double-glazed patio door to garden, door to:

Utility Room 1.52m x 1.78m (5'0" x 5'10")

Fitted with a range of units with worktop space over, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, door to garden.

Conservatory/Lounge 3.20m x 6.48m (10'6" x 21'3")

Half brick with double-glazed windows and insulated roof. Wooden effect laminate flooring, recessed spotlights, and double-g;lazed French double doors to rear garden.

Landing

Built-in storage cupboard.

Master Bedroom 3.73m max x 3.33m max (12'3" max x 10'11" max)

Double-glazed window to rear, radiator, wooden effect laminate flooring, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower cubicle with shower over with drencher style head and hand shower attachment, wash hand basin with base cupboard and storage under and low-level WC. Full height tiling to all walls, chrome ladder style, shaver point, and extractor fan.

Bedroom 2 2.90m min x 3.30m max (9'6" min x 10'10" max)

Double-glazed window to front, radiator.

Bedroom 3 1.88m min x 2.97m max (6'2" min x 9'9" max)

6'2" min (8'9" max) x 9'9" max
Double-glazed window to rear, radiator, wooden effect laminate flooring.

Bedroom 4 2.11m x 2.97m (6'11" x 9'9")

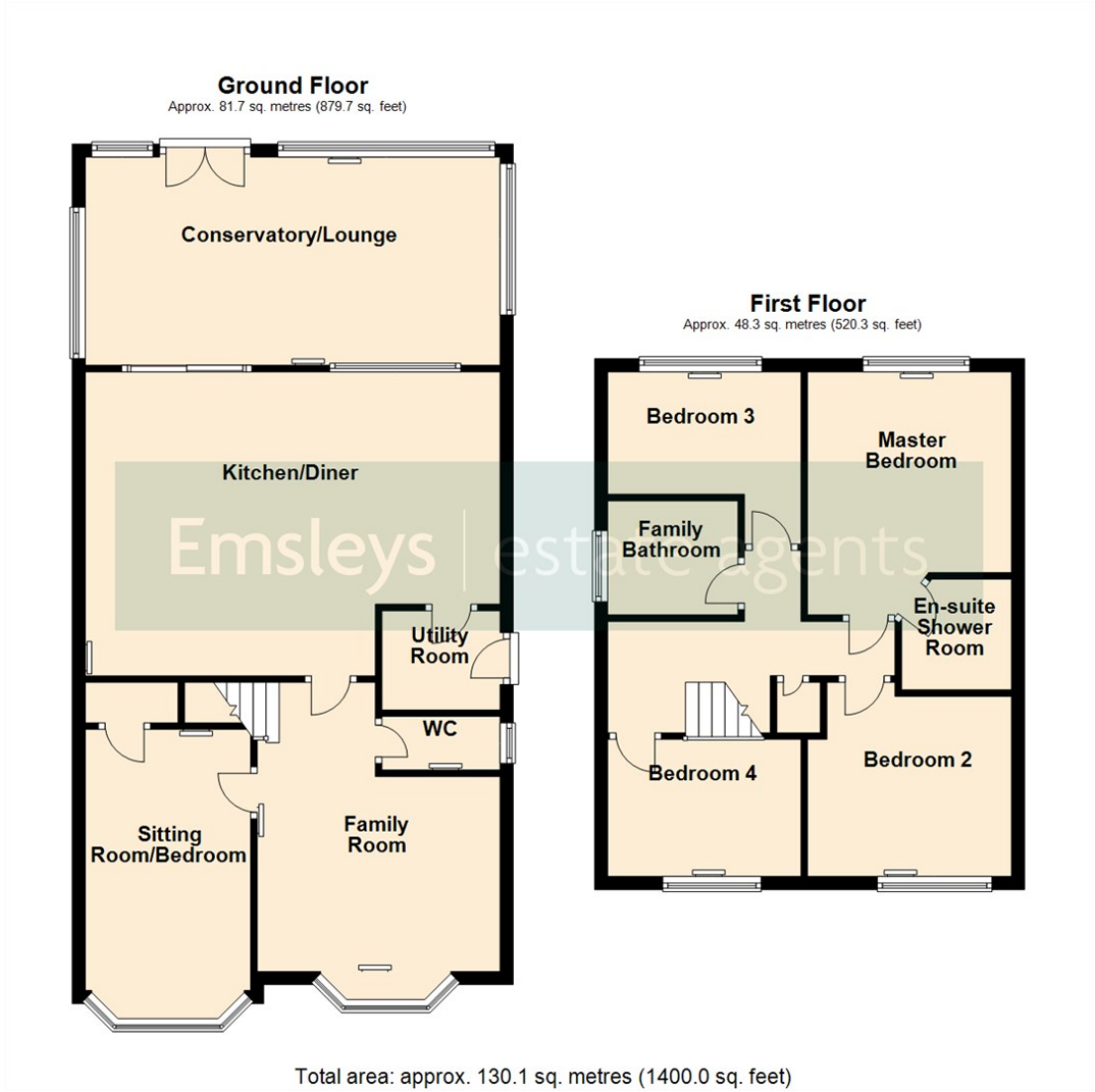
Double-glazed window to front, radiator, wooden effect laminate flooring.

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over and folding glass screen, wash hand basin with base cupboard and storage under, and WC with hidden cistern. Chrome ladder style radiator, extractor fan, double-glazed window to side and recessed spotlights.

Outside

There is a lawned garden to front, with mature shrubs and side gated access. There is off road parking area, with use of an an EV electric car charger. To the side and rear, there is a large fully enclosed garden which is mainly lawned. In addition, there is a large composite decking seating area with feature toughed glass balustrade and enjoys far reaching views. To the side of the property, there is a covered seating area, ideal for placing an hot tub under or holding a BBQ.



Total area: approx. 130.1 sq. metres (1400.0 sq. feet)

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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