



Templars Way | Garforth | LS25 1HR

£220,000

Three bedroom semi-detached | Immaculate throughout | EPC Rating TBC

Emsleys | estate agents

IMMACULATE THROUGHOUT. MODERN KITCHEN & BATHROOM. POPULAR LOCATION.

Set within easy reach of amenities is this well presented three bedroom semi-detached family home. Briefly comprising entrance hall with lounge and kitchen/diner to the ground floor. Three first floor bedrooms and modern bathroom. PVCu double glazing and gas central heating. Gardens to front and rear with ample parking to drive and single garage to rear. Easy access to motorway networks. Call now 24 hours a day, 7 days a week to arrange your viewing.

Ground Floor

Hall

PVCu double glazed entrance door. Radiator. Stairs to first floor. Door to lounge.

Lounge 4.01m x 3.73m (13'2" x 12'3")

Well presented with focal fireplace and gas fire. PVCu double glazed bay window to front aspect. Double panel central heating radiator. Double doors to kitchen/diner.

Kitchen/Diner 2.54m x 4.72m (8'4" x 15'6")

Having a range of modern medium wood effect wall and base units with complimentary worksurfaces and splashback tiling. Inset 11/2 stainless steel sink and drainer. Integrated double oven, hob and extractor. Plumbing for washing machine and space for fridge. Wall mounted boiler. PVCu double glazed window to rear aspect and PVCu double glazed patio door to garden. Tiled flooring. Storage under stairs. Double panel central heating radiator.

First Floor

Landing

PVCu double glazed window to side. Storage cupboard. Loft hatch and doors to all rooms.

Bedroom 1 4.34m into bay x 2.92m (14'3" into bay x 9'7")

PVCu double glazed bay window to front aspect. Single panel central heating radiator.

Bedroom 2 3.20m x 2.79m (10'6" x 9'2")

PVCu double glazed window to rear aspect. Single panel central heating radiator.

Bedroom 3 2.54m into door recess x 1.75m (8'4" into door recess x 5'9")

PVCu double glazed window to front aspect. Double panel central heating radiator. Built in wardrobe over stairs bulkhead.

Bathroom

Fully tiled with a modern white three-piece suite comprising a straight panelled bath with folding screen and thermostatic shower over, vanity housed wash hand basin and unit housed push WC. PVCu double glazed frosted window, downlighters to ceiling and extractor. Chrome central heated towel warmer. Tiled wood plank design flooring.

Exterior

To the front is a well landscaped garden with pebbled section and bedding plants. Double wrought iron gates access the flagged drive with space for 2/3 vehicles. There rear is well enclosed with decked raised patio, plants, pond and tree surrounded by plum slate and pebbled area. Single garage ideal for storage.





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.

