



Ringway | Garforth | LS25 1BZ

£265,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating D

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***TWO BEDROOM SEMI-DETACHED BUNGALOW * FITTED KITCHEN WITH BUILT-IN APPLIANCES * GARAGE WITH ELECTRIC ROLLER DOOR ***

Located conveniently close to local amenities and nearby park, this attractive two-bedroom semi-detached bungalow presents an exceptional opportunity for those seeking comfortable and practical living on a single level. The property offers versatile accommodation, featuring a spacious master bedroom complete with built-in wardrobes and a well-proportioned single bedroom ideal for guests.

Upon entry, residents are welcomed into a bright hallway and then into a good sized lounge with dining area, creating a wonderful space for entertaining family and friends. The modern kitchen, fitted with a built-in oven and hob, is designed to cater to culinary enthusiasts and offers both functionality and style. The property also benefits from a contemporary shower room, adding further convenience.

Externally, the bungalow boasts a recently laid tarmac driveway providing off-road parking, alongside a single garage equipped with an electric roller door—offering secure additional parking or valuable storage space. A usable rear garden extends the accommodation outdoors, providing a tranquil environment for relaxation or al fresco dining.

This charming property combines practical features with a sought-after location, making it a desirable choice for a variety of buyers. Early viewing is highly recommended to fully appreciate the quality and convenience it has to offer.

Hallway

Front entrance door. Sliding door, door to:

Lounge 5.79m x 3.33m (19'0" x 10'11")

Double-glazed window to front and side, wall mounted log effect electric fire, and radiator.

Fitted Kitchen 2.90m x 2.64m (9'6" x 8'8")

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for

automatic washing machine, space for fridge/freezer, slimline dishwasher and tumble dryer, eye level electric oven, built-in four ring ceramic hob with extractor hood over, double-glazed window to front, recessed spotlights, wall mounted concealed gas boiler.

Master Bedroom 4.57m x 3.05m (15'0" x 10'0")

Double-glazed window to rear, built-in wardrobes with hanging rail and shelving, radiator.

Bedroom 2 2.72m x 3.25m (8'11" x 10'8")

Double-glazed window to rear, radiator, coving to ceiling.

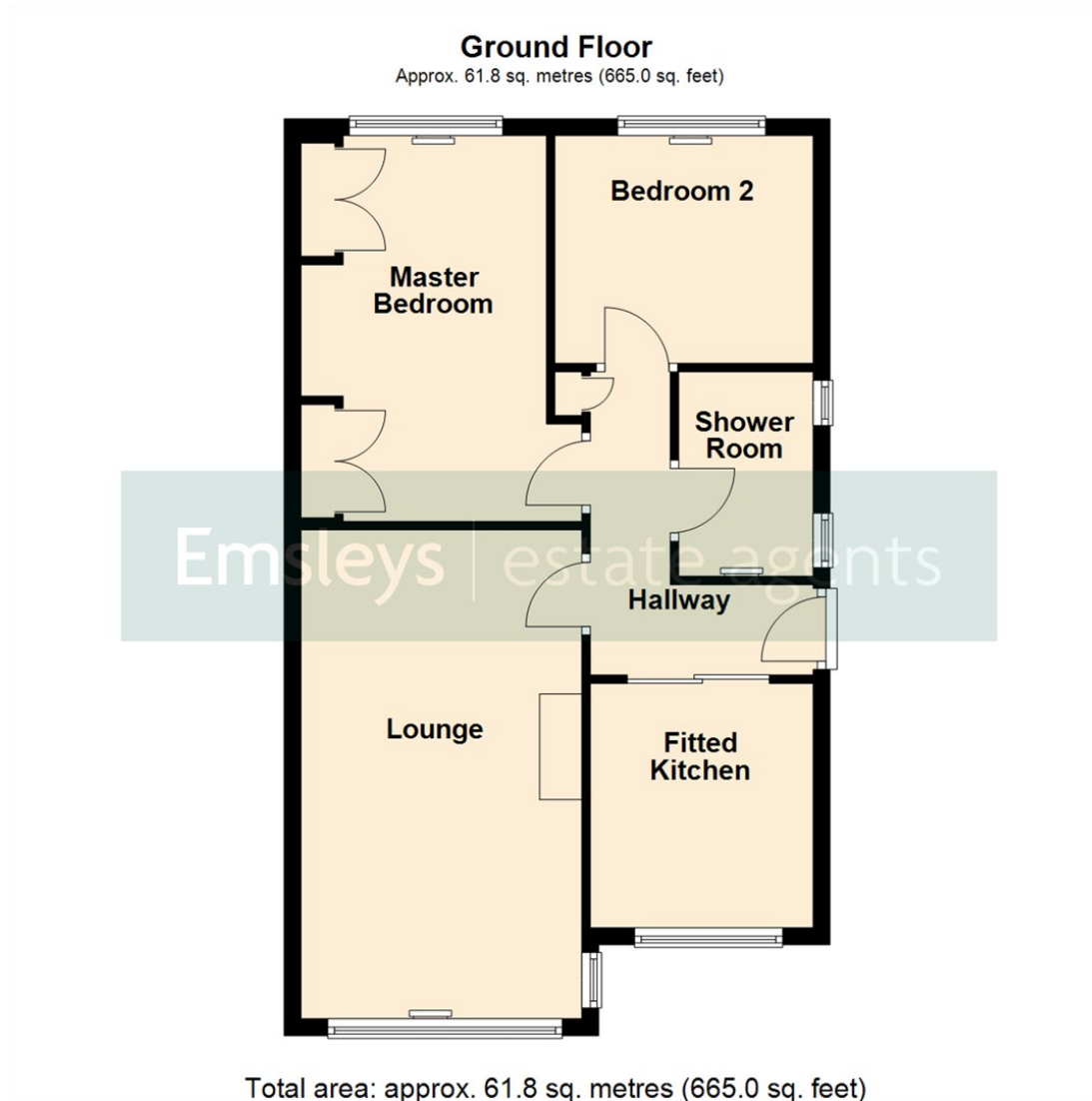
Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with storage under and WC with hidden cistern, extractor fan, two double-glazed window to side, chrome ladder style radiator, tiled flooring.

Outside

There is a lawned garden to the front, with a tarmac driveway to the side offering off road parking and leads to a detached single garage. The garage has an electric roller door and has power and light connected. To the rear, there is a paved patio seating area with a lawned garden and borders for flowers and 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.



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