



Oak Road | Garforth | LS25 1PF

£225,000

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

Emsleys | estate agents

* THREE BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN!
* MULTI FUEL CAST IRON BURNING STOVE * OFF ROAD
PARKING *

Three-bedroom semi-detached house, with NO CHAIN!
Perfectly situated close to public transport links -
including local train station, reputable schools, and a wide
array of local amenities, this home offers both a blank
canvas to make your own make on the property and
convenience.

Upon entering, you are welcomed into a well-proportioned
lounge, featuring a cosy cast iron stove—ideal for relaxing
evenings with family and friends. The kitchen is equipped
with a built-in hob and oven, as well as an integrated
fridge and freezer, providing ample space and convenience
for everyday meal preparation.

The accommodation comprises three bedrooms: two
generously sized doubles, one of which boasts built-in
wardrobes for added storage, and a single bedroom,
perfect for use as a child's room, guest space, or home
office. The family bathroom is fitted with a shower over the
bath, offering flexibility for both quick showers and
leisurely soaks.

Externally, the property benefits from off-street parking,
ensuring convenience for residents and visitors alike. The
rear garden provides a good sized outdoor space, ideal for
entertaining, gardening, or simply enjoying the fresh air.

This property offers spacious layout, practical features,
and above all in a prime location near essential amenities
and transport connections, this home presents a fantastic
opportunity for families and professionals alike.

Entrance Hall

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

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

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

Double-glazed bow window to front. Multi fuel cast iron
burning stove with tiled hearth, radiator, wooden effect
laminate flooring, coving to ceiling, door to:

Fitted Kitchen 2.11m x 5.05m (6'11" x 16'7")

Range of base and eye level units with worktop space over
and drawers, sink unit with single drainer and mixer tap,
integrated fridge/freezer, plumbing for automatic washing
machine and dishwasher, fitted eye level electric double
oven, built-in four ring hob with extractor hood over, two
double-glazed windows to rear, radiator, tiled flooring,
door to rear garden.

Landing

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

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

Double-glazed window to front, fitted wardrobes with
hanging rail, shelving, overhead storage cupboard,
radiator, dado rail.

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

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

Bedroom 3 2.21m x 2.46m max (7'3" x 8'1" max)

Double-glazed window to rear, fitted wardrobes with
hanging rail, shelving, overhead storage cupboard and
drawers, radiator.

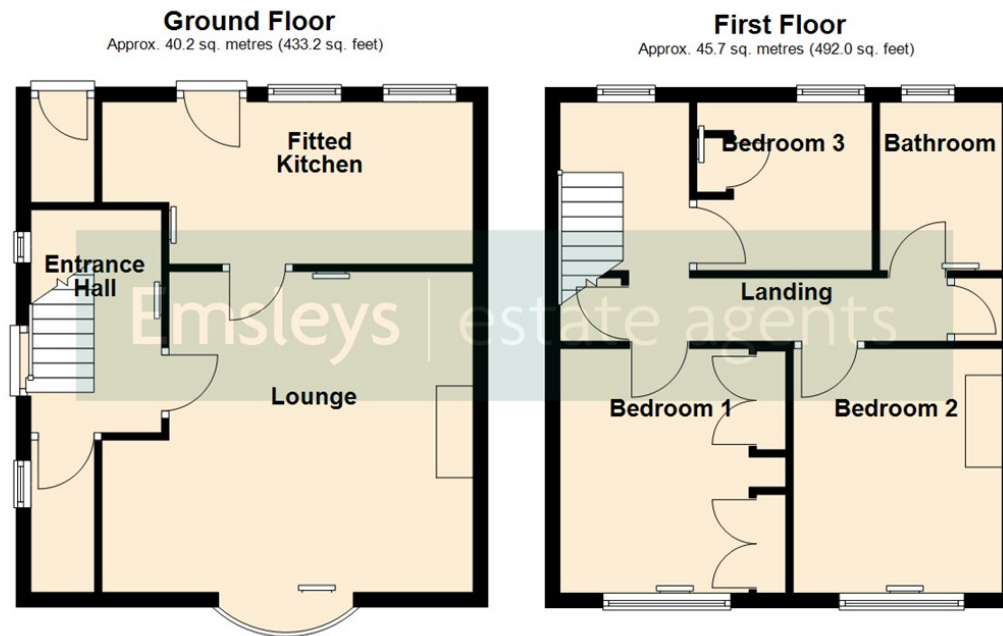
Bathroom

Fitted with three piece suite comprising panelled bath with
electric shower over, pedestal wash hand basin and low-
level WC, full height tiling to all walls, double-glazed
window to rear, radiator, tiled flooring.

Outside

There is a garden to the front with a gravelled driveway to
the side offering off road parking. Side gated access leads
to a mainly lawned rear garden with paved patio seating
area. In addition, there is a useful garden store to the rear
of the property.





Total area: approx. 86.0 sq. metres (925.2 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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents