Ninelands Spur | Garforth | LS25 1NH

Offers Over £300,000

Three Bedroom Detached Bungalow | Council Tax Band E | EPC rating D

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* THREE BEDROOM DETACHED BUNGALOW * NO CHAIN!* IN NEED OF MODERNISATION & UPGRADING * GARAGE & DRIVEWAY *

An exciting opportunity has arisen to acquire a good sized three bedroom detached bungalow, located within a small cul de sac off Ninelands Lane. A unique selling point is that this property comes with NO CHAIN, allowing for a quicker and smoother transaction.

This property is in need of full renovation and modernisation, offering the perfect chance for a buyer to put their personal stamp on it. The property is situated within a cul de sac location.

The property boasts three bedrooms, all of which are generous sized rooms. The master bedroom is a particular highlight, offering plenty of space and comfort. The second bedroom comes with the added benefit of built-in wardrobes, providing excellent storage solutions. In addition, the property offers two reception rooms. The first reception room, the lounge, features a large bow window, providing the room with ample natural light, creating a bright and airy environment. The dining room provides additional living space. The bungalows kitchen, is ready for you to design to your own taste and lifestyle needs.

Outside, there is an attached single garage and driveway parking, solving all your parking needs. The property is surrounded by gardens to the front and rear, offering a haven for any garden lover. The property is conveniently located with excellent public transport links and nearby schools, making it ideal for families. For those who enjoy outdoor activities, there are nearby parks to explore. This property offers a fantastic opportunity for those looking to create their dream home in a sought-after location.

## Lounge 5.11m max x 4.01m max (16'9" max x 13'2" max )

16'9" max x 13'2" max (11'5" min)
Double-glazed bow window to front, two radiators, coving to ceiling, sliding door to sitting room and door to hallway.

## Sitting Room 3.48m x 2.64m (11'5" x 8'8")

Double- glazed window to front, radiator, built-in storage cupboard open plan to:

## Kitchen 3.56m x 2.64m (11'8" x 8'8")

Range of base and eye level units with worktop space over with drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, electric point for cooker, double-glazed window to side, radiator, door to:

## Porch

Double-glazed window to side and rear. Door to garden.

## Hallway

Radiator, door to:

## Master Bedroom 3.63m x 4.47m (11'11" x 14'8")

Double glazed window to rear and radiator.

## Bedroom 2 3.94m max x 3.53m (12'11" max x 11'7")

Measurements into wardrobes.
Double-glazed window to the side, radiator, and fitted wardrobes with hanging rail and storage cupboard.

## Bedroom 3 3.66m x 2.74m (12'0" x 9'0")

Double glazed window to rear, radiator.

## Bathroom

Fitted with two piece suite comprising panelled bath with electric shower over and vanity wash hand basin with base cupboard. Tiled surround, window to side, radiator.

## WC

Double-glazed window to side, fitted with low-level WC and tiling to all walls.

## Outside

There are mature gardens to the front and rear, which are mainly laid to lawn with mature trees and shrubs. There is a driveway to the front, which leads to the garage and provides off road parking.

## Garage

Attached single garage with side door, wall mounted gas boiler, window to rear, and an up and over door.

Total area: approx. 126.1 sq. metres (1357.3 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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