



Abbotsway | Garforth | LS25 1BL

£270,000

Two Bedroom Detached Property | Council Tax Band D | EPC Rating TBC

Emsleys | estate agents

* TWO BEDROOM DETACHED BUNGALOW * NO CHAIN! * IN NEED OF FULL MODERNISATION * CUL DE SAC LOCATION *

Presenting a rare opportunity to acquire a detached bungalow situated in a sought after location and within a cul de sac. Offered for sale with NO ONWARD CHAIN! and provides an exceptional blank canvas for those seeking a home to renovate and personalise according to their own tastes.

The bungalow features a spacious reception room, highlighted by large window that flood the area with natural light and offer an inviting environment for both relaxation and entertaining. Incorporated within this space is a convenient dining area, providing an excellent setting for meals and gatherings.

The accommodation includes two good sized bedrooms, comprising a master double bedroom and a versatile single bedroom, suitable for use as a guest room or study. The well-proportioned shower room completes the internal layout, providing practical facilities.

Externally, the property boasts a mature rear garden that offers a retreat and ample potential for landscaping and outdoor living arrangements. Additional benefits include off-road parking and a single garage, contributing to the overall convenience and appeal of this unique home.

This bungalow presents a fantastic refurbishment project set within a desirable neighbourhood, and is perfectly positioned to take advantage of local amenities and transport links. An early viewing is highly recommended to fully appreciate the scope and future potential this detached home holds.

Entrance Hall

Radiator, access to loft space, door to:

Lounge/Diner 5.97m x 3.58m (19'7" x 11'9")

Double-glazed window to side, double-glazed window to front, radiator, coving to ceiling.

Fitted Kitchen 3.28m x 3.68m (10'9" x 12'1")

Range of base and eye level units with worktop space over and drawers, sink unit with single drainer and mixer tap,

tiled splash-backs, electric point for cooker, double-glazed window to rear, radiator, tiled flooring, wall mounted concealed gas boiler serving heating system and domestic hot water.

Master Bedroom 4.55m x 3.33m (14'11" x 10'11")

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

Bedroom 2 3.78m x 2.39m (12'5" x 7'10")

Double-glazed window to side, double-glazed window to front, radiator, coving to ceiling.

Shower Room

Two piece suite comprising shower enclosure and pedestal wash hand basin, double-glazed window to side, radiator, open plan, door to:

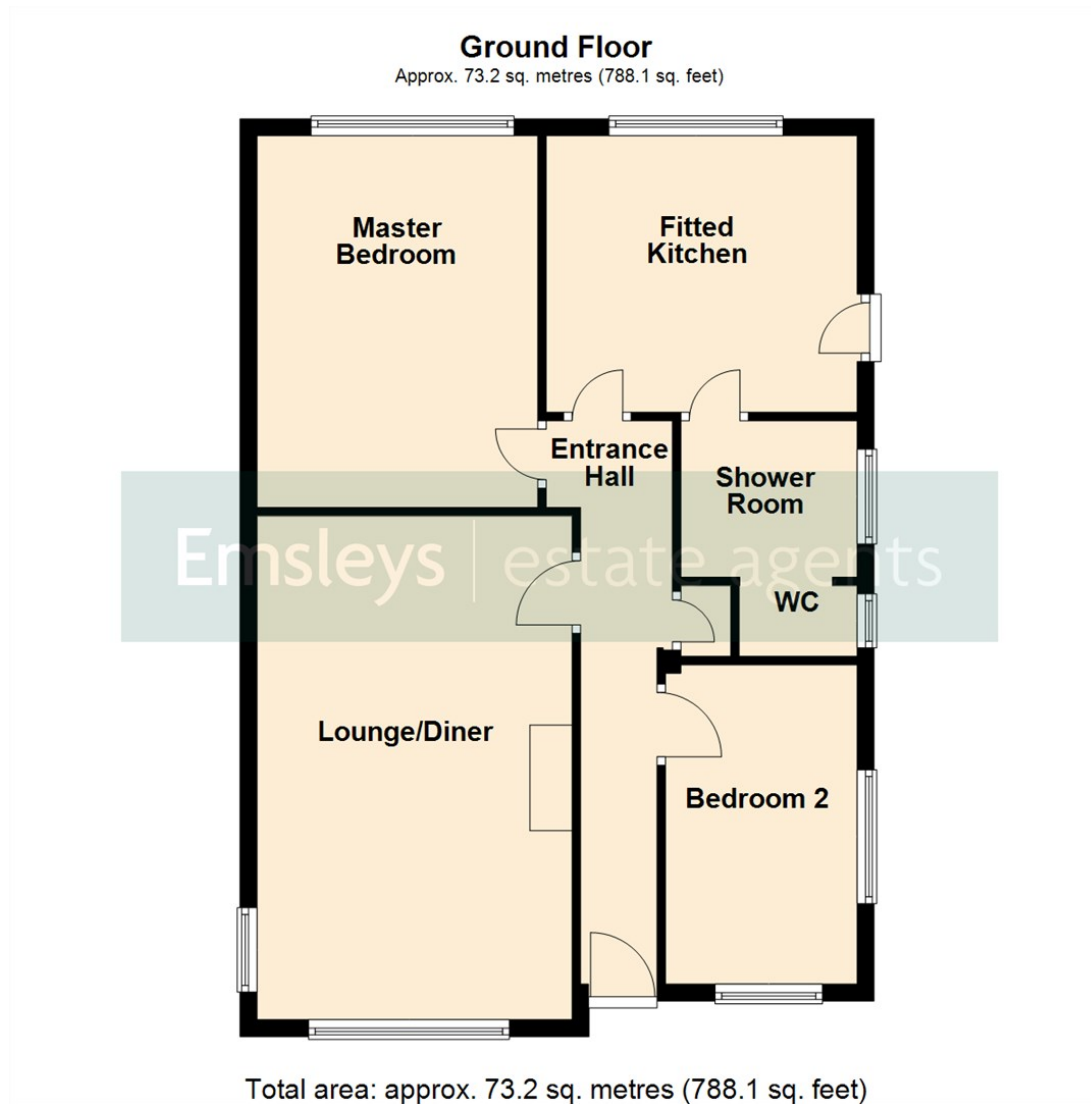
WC

Double-glazed window to side, and WC with hidden cistern, tiled splash-back.

Outside

There are gardens to the front and rear, with a paved driveway to the side leading to a garage.





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