



Firth Fields | Garforth | LS25 2HD

Guide Price £300,000

Three bedroom extra large semi-detached | Council Tax Band C | EPC Rating D

**Emsleys** | estate agents



\*\*\*INCREDIBLE PLOT. EXTRA LARGE LAYOUT. DOUBLE GARAGE. RARE OPPORTUNITY.\*\*\*

Guide price £300,000 - £310,000.

Set within easy reach of amenities and commuter links is this delightful home. Having been made bigger than the standard semi-detached homes in Garforth giving extra space to the hall, landing, bedrooms and bathroom. Briefly comprising hall, lounge open plan to dining room and kitchen to the ground floor level with a spacious landing having a feature arch window with three well appointed bedrooms (two having fitted furniture) and large bathroom. Set on a superb sized plot rare to find and having ample parking and double detached garage. PVCu double glazing and gas central heating compliment this truly lovely home. Set in a desirable location on a sought after street about a 5 minute walk from East Garforth train station and about a 10 minute walk from Garforth train station.

Call now 24 hours a day, 7 days a week to arrange your viewing.

## Ground Floor

### Hall

PVCu double glazed entrance door with windows either side, engineered wood flooring, stairs to first floor, under stairs cupboard housing space for freezer, radiator, coving to ceiling and doors to lounge and kitchen.

### Lounge 4.62m x 3.61m (15'2" x 11'10")

Features a real flame coal effect gas fire with marble inset, hearth and contemporary surround, PVCu double glazed window to front aspect, radiator beneath and coving to ceiling. Engineered wood flooring and open recess to dining room.

### Dining Room 3.07m x 2.69m (10'1" x 8'10")

PVCu double glazed french doors to rear garden with space for a large dining table and chairs, radiator, coving to ceiling and engineered wood flooring.

### Kitchen 3.05m x 3.02m (10'0" x 9'11")

Having a range of cream wall and base units and coordinating worksurfaces updated September 2022, with splashback tiling. Integrated oven, hob and concealed extractor. Space and plumbing for washing machine, dishwasher and fridge. Coving to ceiling, vinyl click

flooring in a light marble effect finish, PVCu double glazed window to rear aspect, side entrance door and cupboard.

## First Floor

### Landing

Feature arch PVCu double glazed window to side aspect, coving to ceiling, loft hatch and doors to all rooms.

### Bedroom 3.81m x 2.84m (12'6" x 9'4")

PVCu double glazed window to front aspect, fitted furniture to one wall, laminate flooring and radiator with downlighters to ceiling.

### Bedroom 3.89m x 3.30m (12'9" x 10'10")

PVCu double glazed window to rear aspect, radiator beneath, laminate flooring, ceiling downlighters and fitted wardrobe.

### Bedroom 2.62m x 2.26m (8'7" x 7'5")

PVCu double glazed window to front aspect, laminate flooring, coving to ceiling and radiator.

### Bathroom

Fully tiled with straight panelled bath, shower over with screen, pedestal wash hand basin and push flush WC. PVCu double glazed frosted window, ceiling downlighters, chrome central heated towel warmer, tiled flooring and cupboard housing boiler.

## Exterior

Set on an incredible plot with double wrought iron gates accessing the double width tarmac driveway leading to the double detached garage positioned to the rear. The front garden is mainly lawned with a block paved footpath to the side which wraps around the front and side of the property. There is also a side strip which is used for vegetation and has a small brick retaining wall. The rear garden has a flagged patio with lawned centre and flower beds to both sides with greenhouse.





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.

Total area: approx. 88.4 sq. metres (951.8 sq. feet)

