Watt Avenue | Allerton Bywater | WF10 2FE £330,000

Four Bedroom Mid Town House | Council Tax Band C | EPC Rating TBC

Emsleys | estate agents

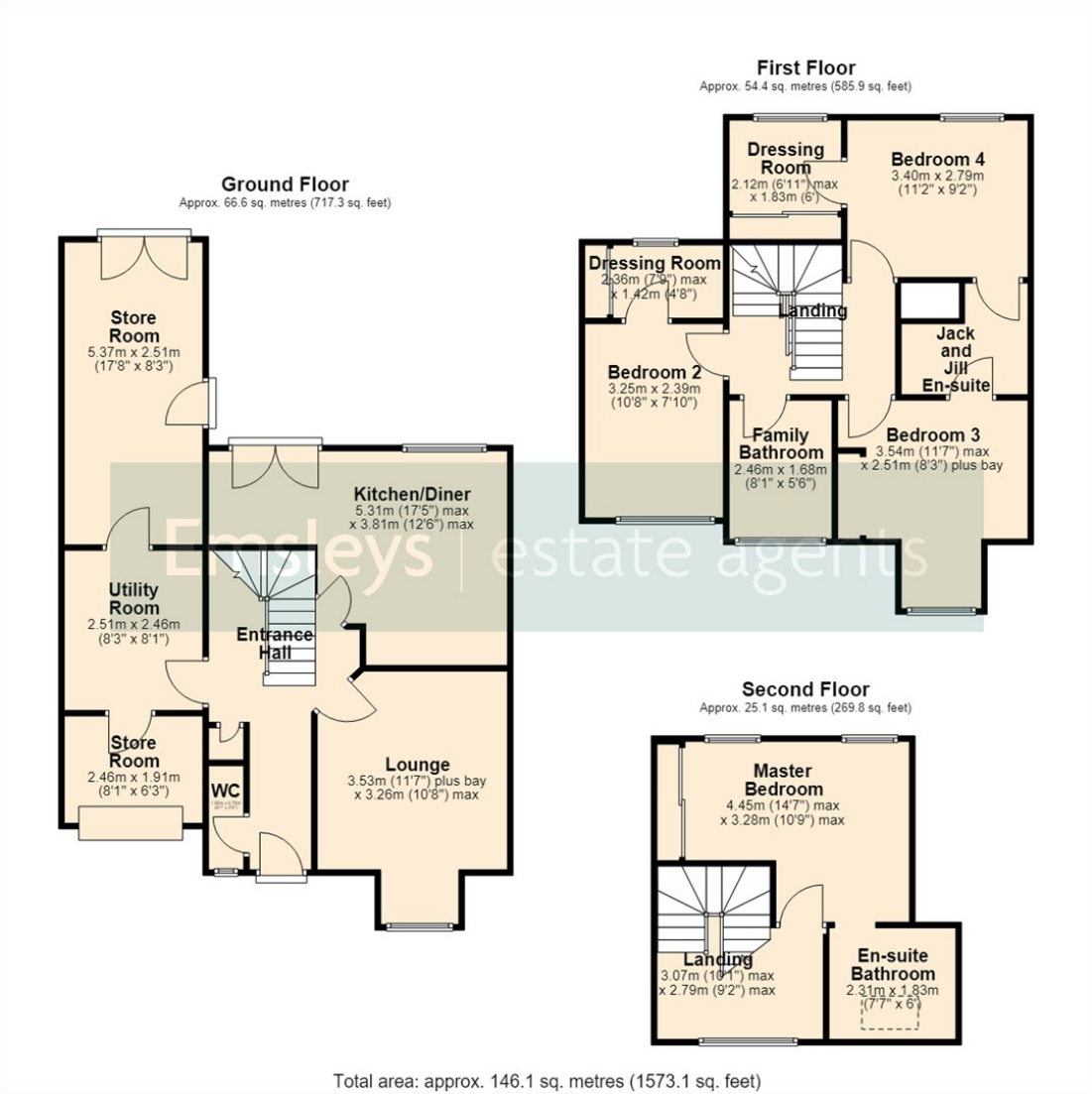
* FOUR DOUBLE BEDROOM MID TOWN HOUSE * IMMACULATE MODERN CONDITION * LOFT CONVERSION OFFERS MASTER SUITE WITH EN-SUITE BATHROOM ROOM * TWO BEDROOMS WITH DRESSING ROOM * OFF ROAD PARKING *

This immaculate and re-designed mid-town house on Watt Avenue, located on the Millennium Village in Allerton By Water, offers a perfect blend of modern living and spacious comfort. With accommodation over three floors, this home has four generously sized double bedrooms, this property is ideal for families seeking extra space.

Upon entering, you are greeted by a welcoming hallway, complete with oak style flooring, which flows seamlessly into a dining kitchen, complete with built-in appliances and island unit, making it a delightful space for both cooking and entertaining. The lounge benefits from a box bay window and offers a pleasant place to relax. To finished off the ground floor, there is a gust W.C and utility room for added convenience. The first floor layout has been thoughtfully designed, featuring two of the bedrooms with their own dressing rooms, providing ample storage and a touch of luxury plus a well appointed Jack and Jill well-appointed en-suite shower room, which conveniently connects two of the bedrooms. The master bedroom is a true retreat, featuring its own en-suite bathroom with free standing bath and built-in wardrobes, ensuring privacy and comfort.

Outside, the property benefits from off-road parking for two vehicles, a valuable asset in today's busy world. There is a storage room with a roller garage door, plus an excellent garden storage area which could be used as a hobby room or a covered area to enjoy the garden in wetter weather. The rear garden is fully enclosed, with a decking seating area and lawn - a practical and stylish environment, This property is a must-see for anyone looking to settle in this desirable location. With its blend of space, modern amenities, and a welcoming atmosphere, this home is ready to welcome its new owner

VINTAGE



Total area: approx. 146.1 sq. metres (1573.1 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