



Verity View | | LS9 0EE

£260,000

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

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**\*\*\*THREE BEDROOM SEMI-DETACHED \* IMMACULATELY PRESENTED \* GORGEOUS GARDEN\*\*\***

This impressive three bedroom semi-detached must be viewed to be appreciated! The property offers a whole suite of 'extras' that are not often thought about but are effective in creating an immaculate finish such as replaced oak interior doors with matching architraves, skirting boards oak staircasing throughout the home, Nest controlled gas central heating system, security alarm and cctv, external lighting and water supply. a pergola, deck and 'Hot Tub'... the list is endless and only by viewing will the buyer appreciate the meticulous attention to detail, time and effort the current owners have poured into this property. There is even a stream at the bottom of the garden giving you a natural water feature!

The accommodation briefly comprises; hall, living room, fitted kitchen/diner and sun room to the ground floor. To the first floor are three bedrooms and a shower room plus a pull-down ladder giving access to the storage loft room. Outside there is off-road parking and a garden to the front and a fully enclosed rear garden.

Broadway is within walking distance of Temple Newsam country park estate which offers a Tudor-Jacobean house, open parkland and a farm. For the shopper there is a brand new development just off junction 46 of the M1 North - 'The Springs' in Thorpe Park including a cinema, M&S foodhall and a Gino De Campo restaurant. Additional shops, cafes and bars are available at Halton and Crossgates shopping centre which has its own railway station. The property is close to local primary and secondary schools and offers fantastic transport links via the A63 and motorway network which is just a short walk away.

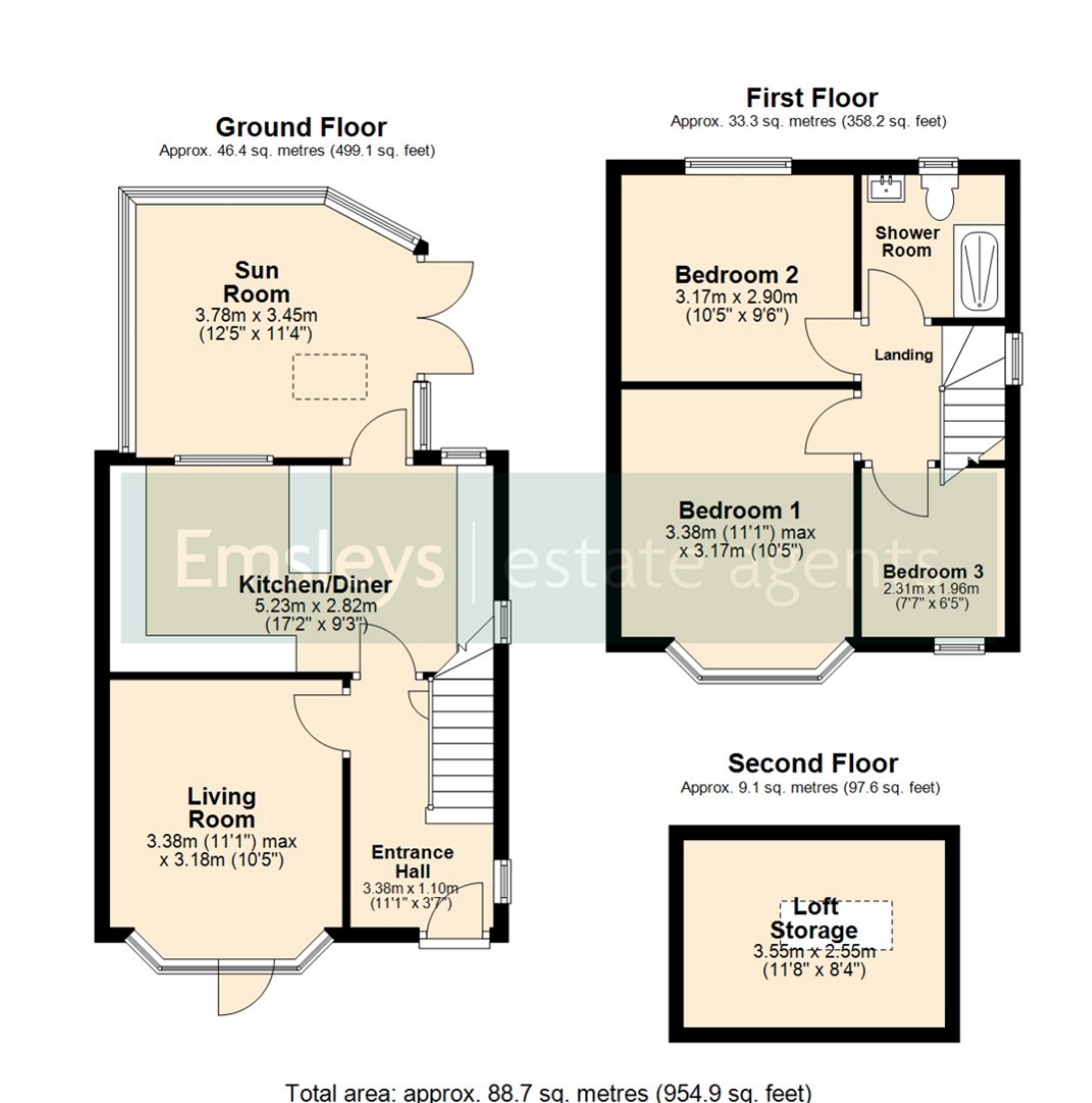
**\*\*\* Call now 24 hours a day, 7 days a week to arrange your viewing\*\*\***











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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