Park Row

The proactive estate agent



Long Meadow Court, Garforth, Leeds, LS25 2BS

Offers In Excess Of £300,000

4 2 1 D

** SEMI-DETACHED EXTENDED HOME ** FOUR BEDROOMS ** DOWNSTAIRS BATHROOM ** EN-SUITE ** GARAGE ** DRIVEWAY PARKING ** ENCLOSED REAR GARDEN ** IN SOUGHT AFTER LOCATION OF GARFORTH **

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!







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INTRODUCTION

Welcome to this charming semi-detached home located in the highly sought-after area of Garforth, Leeds. This delightful property boasts four bedrooms, making it an ideal choice for families or those seeking extra space. The well-designed layout includes a comfortable reception room, perfect for relaxing or entertaining guests.

The home features two bathrooms, including a convenient downstairs bathroom and an en-suite attached to a bedroom, ensuring ample facilities for all residents. The property also benefits from driveway parking for multiple vehicles, along with a garage, providing both convenience and security for your vehicles.

Step outside to discover an enclosed rear garden, a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. This private garden is perfect for children to play in or for hosting summer barbecues with family and friends.

Situated in Garforth, this property is ideally located close to local amenities, schools, and transport links, making it a fantastic choice for those who value both comfort and convenience. With its attractive features and prime location, this semi-detached home is sure to appeal to a wide range of buyers. Don’t miss the opportunity to make this wonderful property your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white composite door with a double glazed obscure window within which leads into;

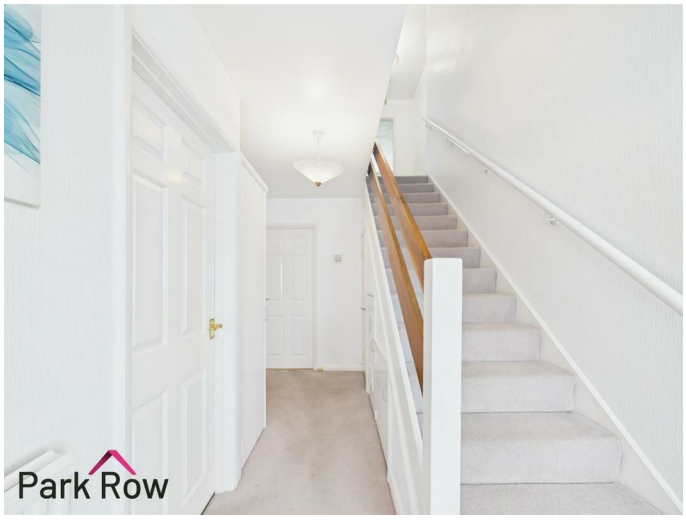
PORCH

3'2" x 5'5" (0.98 x 1.67)

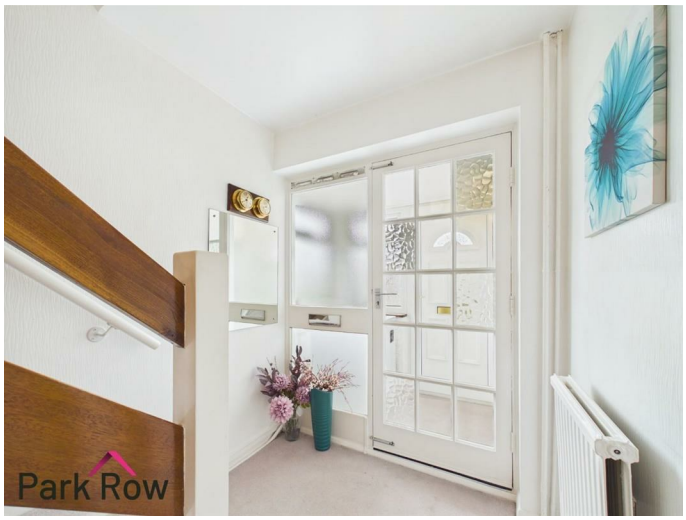
Double glazed obscure windows to the front and side elevation and a wooden door with single glazed windows within which leads into;

HALLWAY

13'1" x 5'11" (3.99 x 1.82)



An obscure single glazed window to the front elevation, a central heating radiator, staircase which leads to the first floor accommodation, under-stairs storage cupboards and internal doors which lead into;



KITCHEN
16'11" x 10'4" (5.16 x 3.15)



Double glazed windows to the side and rear elevation, two central heating radiators, white wooden base and wall units, brown laminate worktop, stainless steel one and a half drainer sink and a chrome mixer tap over, four ring gas hob, integrated double oven, integrated fridge/freezer, space and plumbing for a washing machine, space and plumbing for a dryer, space and plumbing for a dishwasher, floor to ceiling tiles, a white uPVC door with a double glazed obscure window within which leads out to the side of the property and an internal door which leads into;



LOUNGE/DINING ROOM
31'6" x 14'3" (9.62 x 4.35)



Double glazed window to the front elevation, three central heating radiator, fireplace, open archway and a double glazed sliding door which leads out to the rear garden.



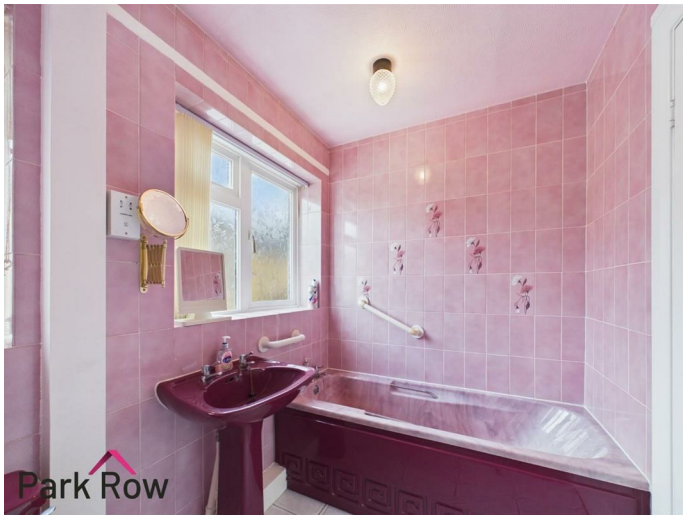


BEDROOM FOUR
9'10" x 7'3" (3.02 x 2.21)



Double glazed window to the front elevation and a central heating radiator.

DOWNSTAIRS BATHROOM
7'11" x 5'4" (2.42 x 1.65)

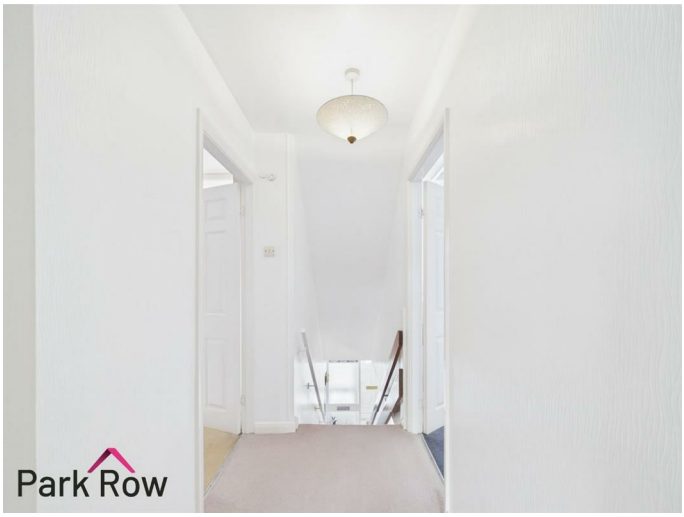


Two double glazed obscure windows to the side elevation, central heating radiator, purple ceramic pedestal hand basin with chrome taps over, purple close-coupled w/c, purple square edged bath and floor to ceiling tiling.



FIRST FLOOR ACCOMMODATION

LANDING
6'5" x 3'11" (1.97 x 1.21)



Internal doors which lead into;

BEDROOM ONE
14'6" x 11'1" (4.42 x 3.39)



Double glazed window to the front elevation, central heating radiator and loft hatch access.



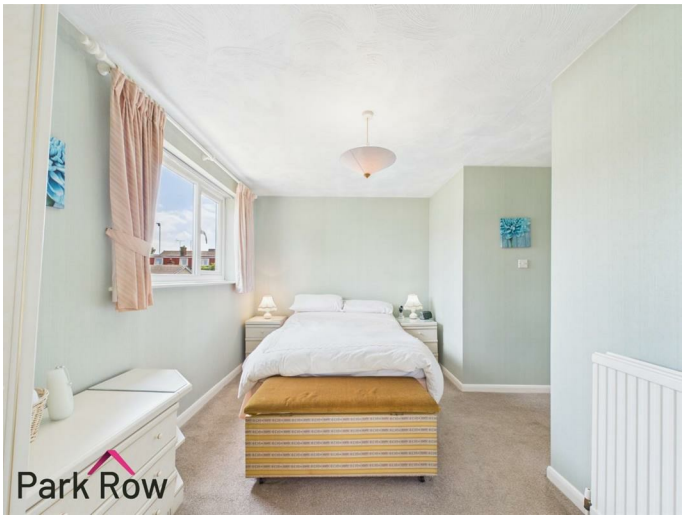
BEDROOM TWO
14'5" x 10'3" (4.40 x 3.14)



Double glazed window to the front elevation, central heating radiator, white wooden vanity unit with an integrated cermic hand basin with chrome taps over and a tiled back splash.



BEDROOM THREE
8'4" x 12'7" (2.55 x 3.84)



Double glazed window to the rear elevation, central heating radiator and an internal door which leads into;



EN-SUITE
8'4" x 5'6" (2.55 x 1.68)



Double glazed obscure window to the side elevation, central heating radiator, pink pedestal hand basin with chrome taps over, pink close-coupled w/c, pink bidet, fully tiled mains shower with a glass shower screen and floor to ceiling tiling.



EXTERIOR

FRONT



Brick driveway with space for parking of multiple vehicles, decorative stone border, access to the side of the property down to the garage.



REAR



Accessed via the door in the kitchen, sliding door in the lounge/dining room and a metal pedestrian gate at the side of the property, bricked area with space for seating, grass area with shrubs, brick wall boundary to the left hand side and hedging to the right and rear boundary.



GARAGE
13'8" x 8'1" (4.17 x 2.47)



White up-and-over door, space for storage and parking with lighting.

AERIAL PHOTO



HEATING AND APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE
Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered
Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS
Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

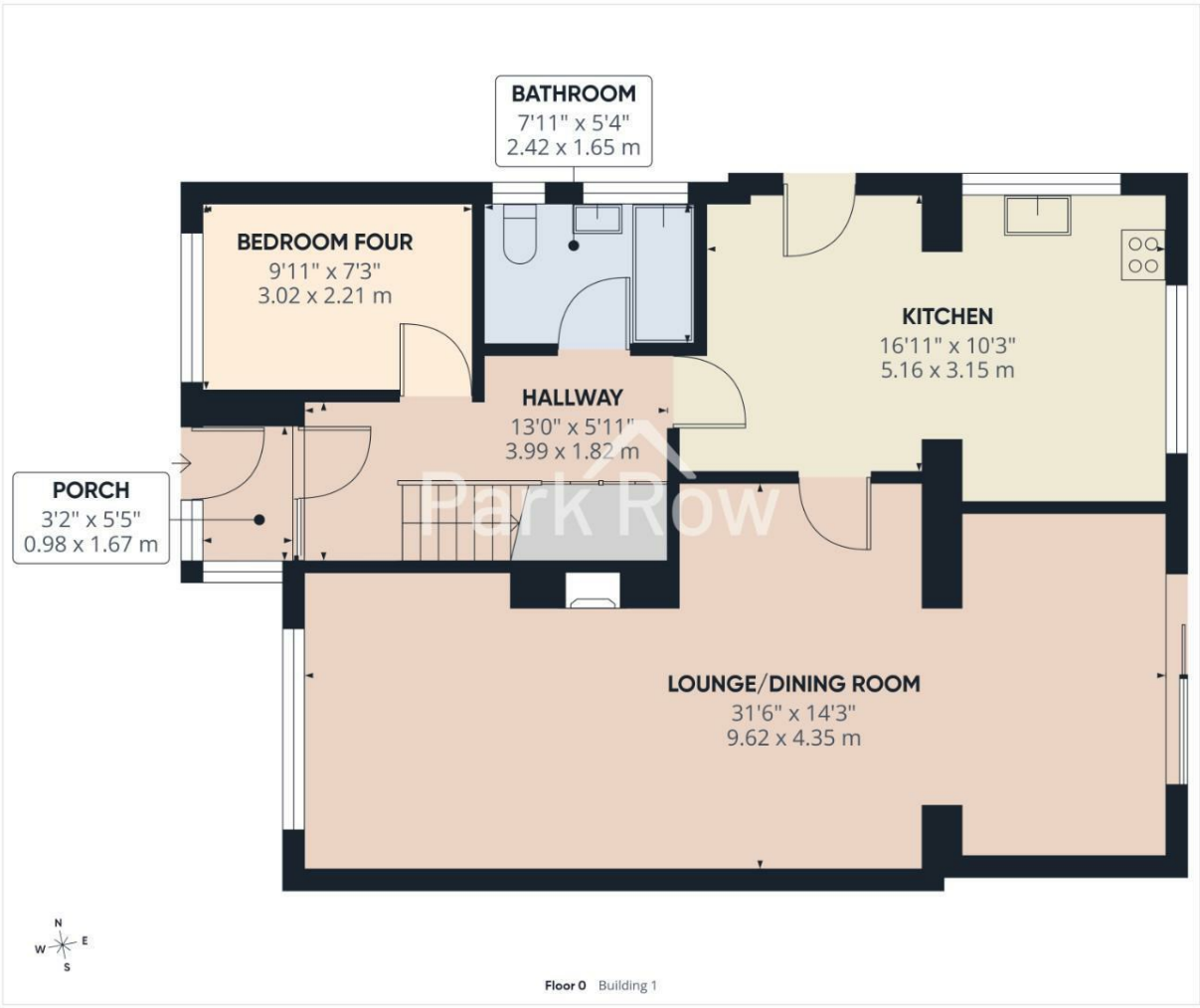
SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX
Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Floor 0 Building 1

Park Row

Approximate total area(1)

804 ft²

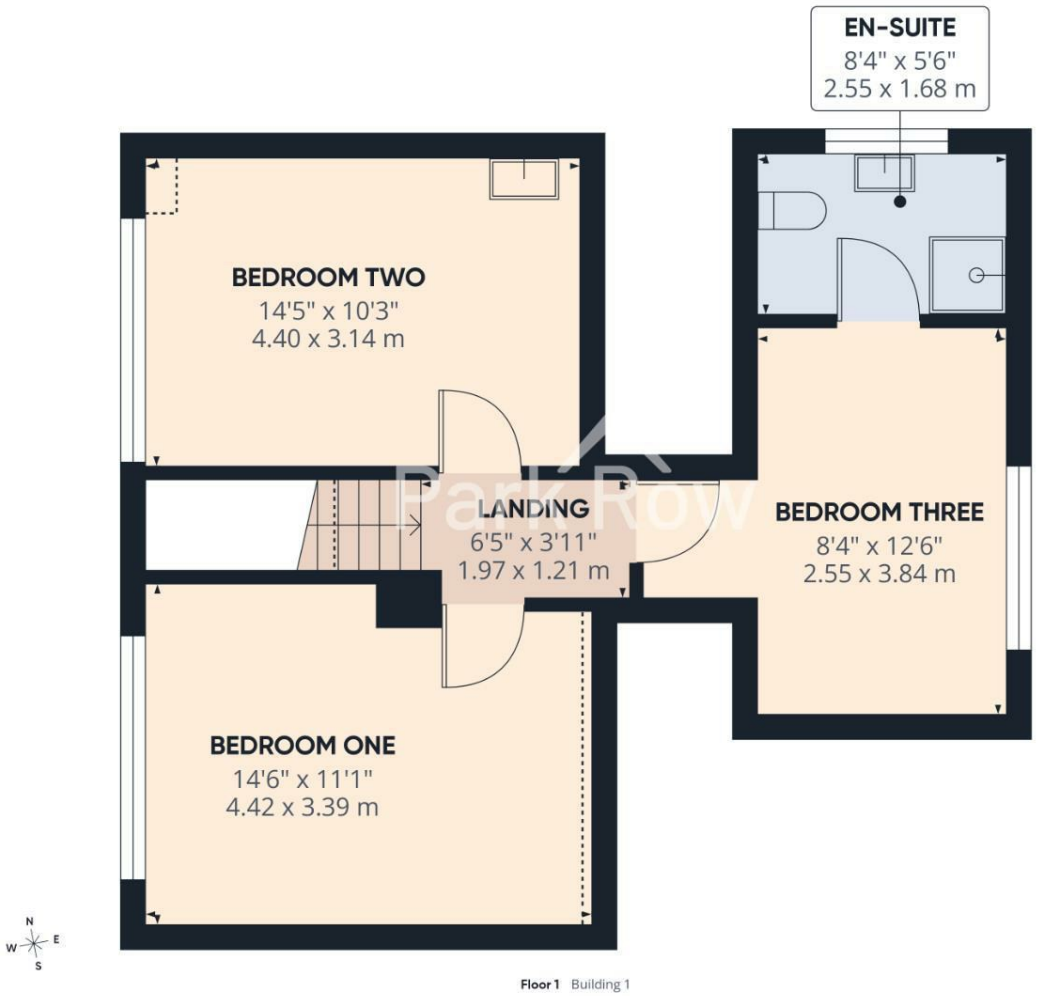
74.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Park Row

Approximate total area(1)

490 ft²

45.6 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

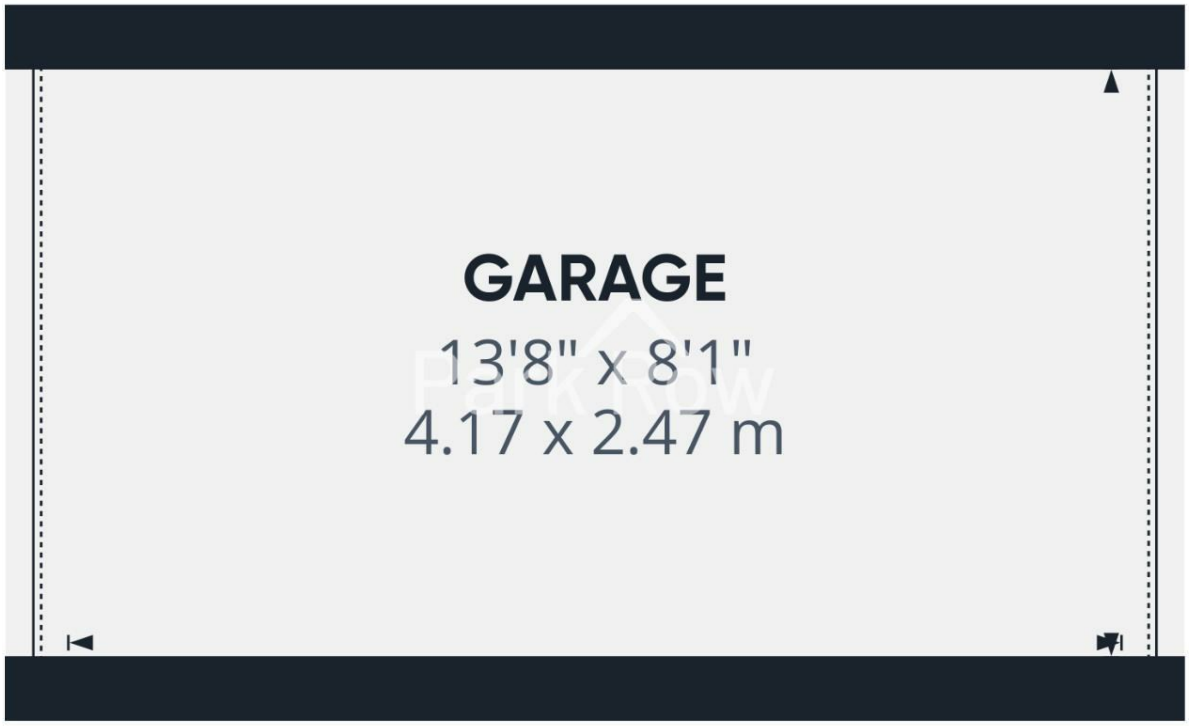
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Park Row

Approximate total area(1)

112 ft²

10.4 m²

(1) Excluding balconies and terraces

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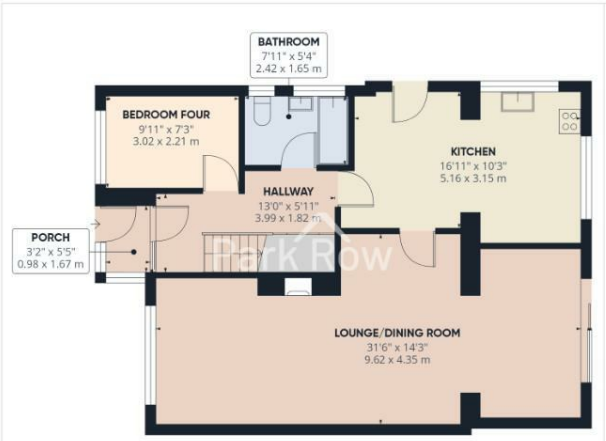
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Floor 0 Building 2









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Park Row

Approximate total area(1)

1406 ft²

130.7 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

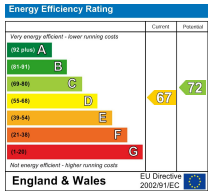
Below 5 ft/1.5 m

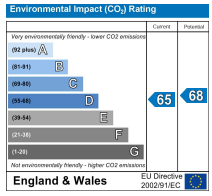
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