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CHURCH FARM GARTH, LEEDS, LS17 8HD

Tucked away in a quiet cul-de-sac, in a highly desirable area of Shadwell is this stunning four bedroom, stone built detached house. Finished to an impressive, stylish and high standard throughout, this home includes a driveway, garage and good size gardens.

Asking Price £450,000

Upon approach, the property boasts impressive kerb appeal whilst situated in this idyllic cul-de-sac location. Internally, an entrance hall connects the dining kitchen and large open plan sitting/dining room with integral garage and WC. Four bedrooms and family bathroom occupy the first floor with the master being en-suite.

GROUND FLOOR

ENTRANCE PORCH

Solid wood entrance door and perfect for shoes and cloaks.

ENTRANCE HALL

Under stairs cupboard and Hive central heating control.

WC/CLOAKROOM

Double glazed window to rear, low level WC, extractor fan, fully tiled walls and hand wash basin.

OPEN PLAN LOUNGE/DINING ROOM

Over two levels with two sets of sliding patio doors opening on to the South facing rear garden, double glazed window to front. Light and airy and with an impressive finish.

DINING KITCHEN

Fitted wall and base units with work surfaces over, one and half bowl sink unit, built in electric oven and induction hob with extractor hood over, fitted dishwasher, cupboard housing Worcester Bosch boiler, glass splash backs, double glazed windows to front and rear, door leading to garden and central heating radiator.

FIRST FLOOR

LANDING

Doors leading to first floor rooms and cupboard housing hot water cylinder.

MASTER BEDROOM

Two double glazed windows to rear with far reaching views, fitted wardrobes with large sliding doors and dressing table, and vertical central heating radiator.

EN-SUITE SHOWER ROOM

Luxury finish with walk in wet room style rainfall shower, vanity unit with hand wash basin, low level WC, heated towel rail, extractor fan, double glazed window to front and large fitted mirror.

BEDROOM TWO

Double glazed window to front, large walk in wardrobe/semi-ensuite with sink.

BEDROOM THREE

Double glazed window to front, large fitted wardrobes and central heating radiator.

BEDROOM FOUR

Double glazed window to rear, and central heating radiator. Of good proportions for the smallest bedroom and currently used as a home office/study.

BATHROOM

Three piece suite comprising P shaped bath with shower over, hand wash basin, low level WC, fully tiled walls and flooring, heated towel rail, extractor fan and double glazed window to rear.

OUTSIDE

FRONT GARDEN

Landscaped with pebbled, lawn and patio areas, pathway leading to front door with block paved driveway and wall/iron fence boundaries.

REAR GARDEN

Enjoying a great degree of privacy with planted borders and fenced boundaries whilst being south facing and ideal for the sun. Mostly patio with access from dining and living areas, perfect for a summer BBQ.

GARAGE

Integral garage with cold water supply. Partly converted with door to side of the home and utility space.





Ground Floor



First Floor

Total Area: 149.2 m² ... 1605 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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