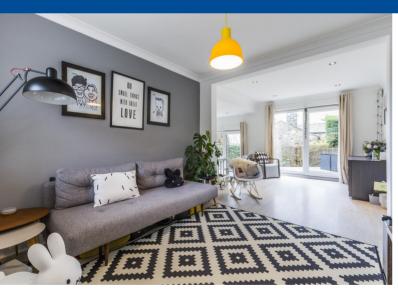


## Moving is easy with...

# LINLEY& SIMPSON





### **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 whist 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.











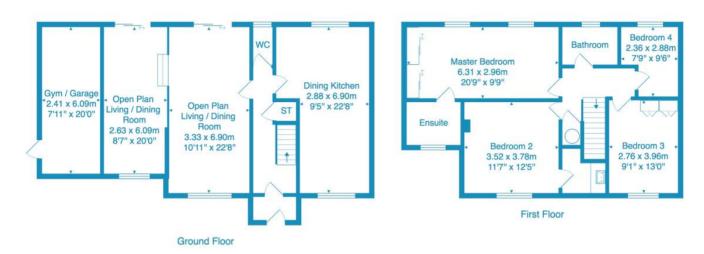










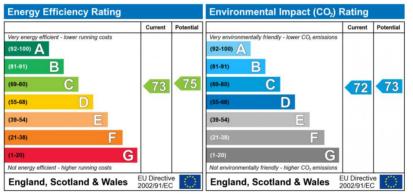


Total Area: 149.2 m² ... 1605 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of it inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.