Park Row

The proactive estate agent

Montague Crescent, Garforth, Leeds, LS25 2EH

Offers In Excess Of £250,000

2 1 2 D

** BUNGALOW ** TWO BEDROOMS ** W/C ** SHOWER ROOM ** SUNROOM ** DRIVEWAY PARKING FOR THREE VEHICLES ** GARAGE ** IN SOUGHT AFTER AREA 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

Nestled in the desirable Montague Crescent in Garforth, Leeds, this charming bungalow offers a perfect blend of comfort and convenience. Spanning 825 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking single-level living.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The bungalow also boasts a w/c and shower room, enhancing practicality for everyday living.

One of the standout features of this property is the delightful sunroom, which invites natural light and offers a serene space to unwind while enjoying views of the garden. The outdoor area is equally impressive, with a driveway that accommodates parking for up to three vehicles, alongside a garage that provides additional storage and parking options.

Situated in a sought-after area of Garforth, this bungalow is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy a vibrant community while still having the tranquillity of a residential setting.

This property presents a wonderful opportunity for anyone seeking a comfortable and well-appointed home in a prime location. Don't miss the chance to make this delightful bungalow your own.

AGENTS NOTES

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

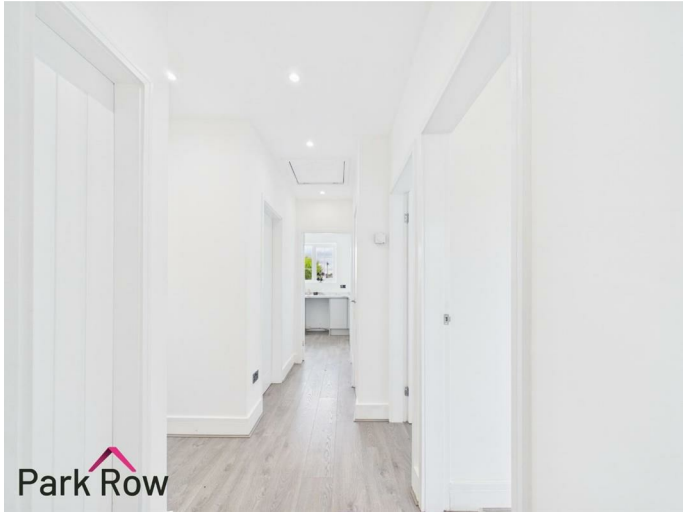
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white composite door with a double glazed obscure window within at the side of the property which leads into;

HALLWAY

9'10" x 12'5" (3.01 x 3.80)



Central heating radiator, loft hatch access and internal doors which lead into;

KITCHEN

10'10" x 8'8" (3.32 x 2.66)

Double glazed window to the front elevation, glossy white handle less base and wall units, marble effect worktop and upstands, ceramic sink basin and drainer with a black mixer tap over, electric hob with an extractor fan over, integrated oven, an integrated fridge/freezer and space and plumbing for a freestanding washing machine or dishwasher.

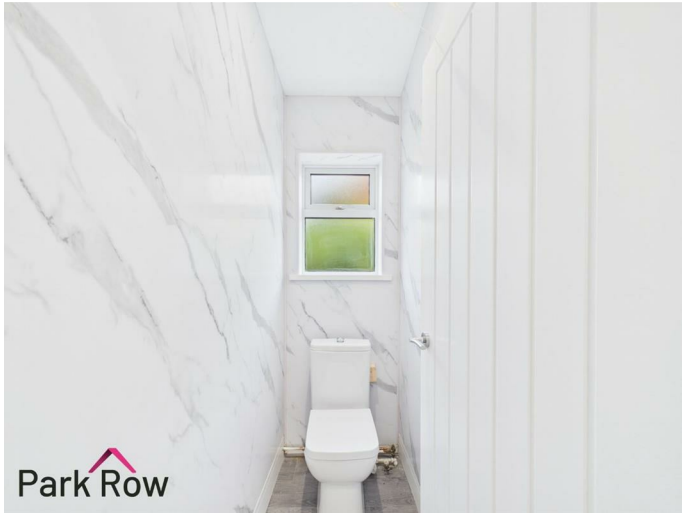
LOUNGE
9'11" x 6'10" (3.04 x 2.10)

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

SUNROOM
9'1" x 5'10" (2.77 x 1.80)

Double glazed windows to all elevations and a double glazed door which leads out to the rear garden.

W/C
5'4" x 2'7" (1.63 x 0.81)



Double glazed obscure window to the side elevation and a close-coupled w/c.

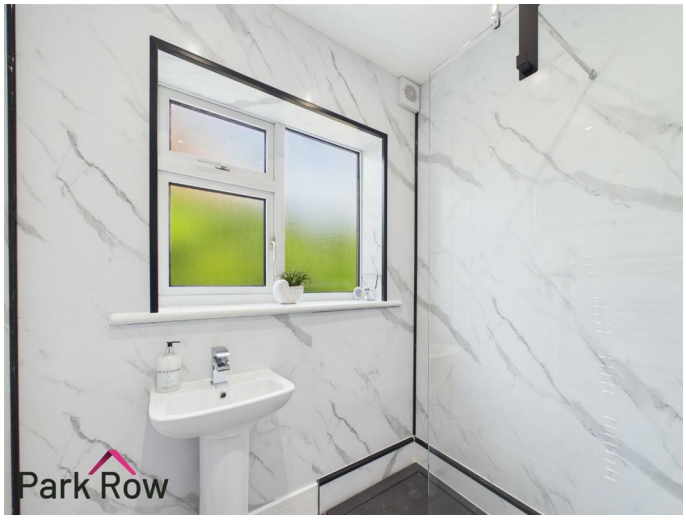
BEDROOM ONE
10'9" x 17'5" (3.29 x 5.31)

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

BEDROOM TWO
11'8" x 11'0" (3.58 x 3.37)

Central heating radiator and a double glazed sliding door which leads into the sunroom.

SHOWER ROOM
5'4" x 5'11" (1.65 x 1.82)



Double glazed obscure window to the side elevation, pedestal hand basin with a chrome mixer tap over, chrome heated towel rail and a fully tiled mains shower with a glass shower screen.

EXTERIOR

FRONT

Grass area with a shrub boarder and a concrete driveway which leads down to the garage.

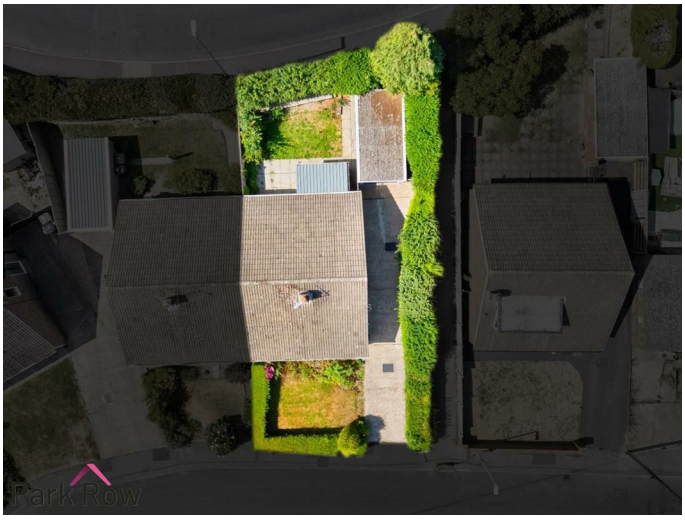
REAR

Accessed via the door in the sunroom, concrete tiled area with space for seating, grass area, wooden fencing to the left and rear boundary.

GARAGE

Accessed via the black up-and-over door at the front or the wooden door at the side, lighting, space for storage and parking.

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: C

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.

Park Row

Approximate total area(1)

665 ft²

61.8 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.

GIRAFFE360

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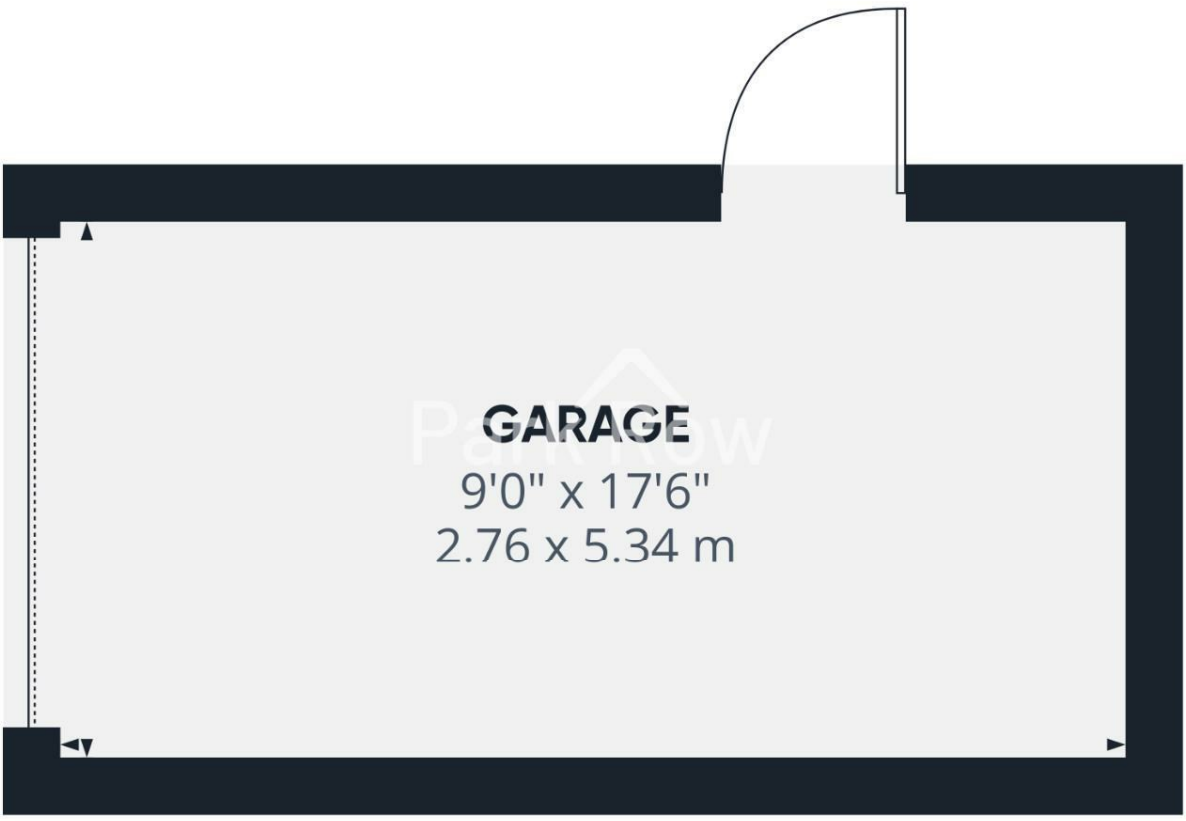

Floor 0 Building 2

Park Row

Approximate total area(1)

160 ft²

14.9 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.

GIRAFFE360

Floor 0 Building 1

Floor 0 Building 2

Park Row

Approximate total area(1)

825 ft²

76.7 m²

(1) Excluding balconies and terraces

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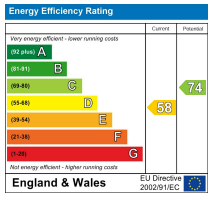

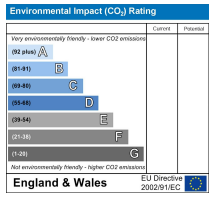

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