



Higham Way, Garforth LEEDS LS25 2PS

welcome to

Higham Way, Garforth LEEDS

READY TO MAKE A MOVE? At a Guide Price of £470,000 - £480,000, this INCREDIBLE DETACHED home is for sale with NO CHAIN and in TURNKEY CONDITION! Offering FANTASTIC living accommodation throughout which includes a kitchen with UTILITY ROOM, gardens, DRIVEWAY & GARAGE!



Entrance Hall

Having a composite entrance door to the front aspect, gas central heating radiator, and stairs to the first floor landing.

W.C

Fitted with a wash hand basin, low level flush w.c, part tiled walls, a chrome heated towel rail, and a frosted double glazed window.

Lounge

Featuring a double glazed bay window to the front aspect, three gas central heating radiators, and double glazed French doors leading out to the rear garden.

Breakfast Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes an inset sink with a drainer, a cooker with a five ring electric hob, matching splash back and a cooker hood over. Also includes a breakfast bar, an integrated microwave, and a useful under stair storage cupboard. Double glazed window to the rear, a door leading out to the rear, and an opening to the utility room.

Utility Room

Having a range of both wall and base units with work surfaces, an inset one and a half bowl sink with a drainer, plumbing for a washing machine, a gas central heating radiator, a double glazed window to the side and a door to the front.

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the loft.

Bedroom One

Double glazed window to the front aspect, gas central heating radiator, and a door to the en-suite facilities.

Ensuite

Equipped with a shower cubicle, a wash hand basin set within a vanity storage unit with a mirror above, and the low level flush w.c. Also includes part tiling to the walls, a chrome heated towel rail and a frosted double glazed window to the front.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Currently used as a dressing room with hanging rails and shelving for storage. Double glazed window and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with mixer tap and shower attachment, a wash hand basin and a low level flush w.c. Also has a chrome heated towel rail, part tiled walls, wall mirror, and a frosted double glazed window.

Exterior

Externally this detached home has a driveway and detached garage to the front with an open lawned garden and access to the side. To the rear is a further lawned garden space with pathway leading down to a decked seating area with power points.

Shed

A garden shed measuring approximately 10ft x 17ft and having power points.

Detached Garage

With double doors, power, and lighting.



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Higham Way, Garforth LEEDS

- Guide Price £470,000 - £480,000
- Double Fronted Detached Family Home
- Four Bedrooms
- Master Bedroom With En-Suite
- Ground Floor W.C

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

guide price

£470,000



Total floor area 111.4 m² (1,200 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and
orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No
liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.property.co.uk

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Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT112217 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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