



Guide Price £325,000

- Smartly presented three bedroom semi detached family home
- Move in ready- you won't be disappointed!
- Great plot with rear and side gardens and drive to the front
- Attached garage and fabulous / versatile garden log cabin
- Cul-de-sac position, very quiet
- We highly recommend a viewing

Kenworthy Garth, Leeds, West Yorkshire, LS16 7QU

Sure to appeal to an array of buyers, this three-bedroom high specification semi-detached property is located in a quiet cul-de-sac in a sought after location in Adel. The property has parking/garage and enclosed rear garden.

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General remarks

Dacres are delighted to bring to market this three-bedroom semi detached property, an ideal first home or family purchase! With off-street parking, landscaped garden and move in ready accommodation, call now to book your viewing. Situated in a popular residential area boasting drive /garage and private large garden to the side and rear. The property briefly comprises of, a useful porch with access to the garage. A spacious through lounge diner with window to the front and glass sliding rear patio doors leading to the garden, the dual aspect allows lots of natural light. The modern kitchen has a range of wall and base units, integrated appliances with garden aspect and further access to the garden.

To the first floor, two double bedrooms, a further single bedroom and a nicely presented bathroom with modern suite. Externally the property has a drive to the front of the property leading to the garage. An enclosed side and rear garden which is a generous size and mainly laid to lawn with patio seating area for alfresco dining and entertaining and a log cabin with electricity which is currently used as a gym but would also make a useful home office. The owners have updated the home, and it clearly shows, the specification throughout is very good, you won't be disappointed. The property is within walking distance of parkland and amenities, providing delightful outdoor facilities. The property is situated in this highly sought after location with many local amenities available including a wide choice of shops and schools.

The property is ideally placed for daily travelling to the centre of Leeds and the Leeds Outer Ring Road, providing access to the surrounding business centres of Bradford, Harrogate and York and the national motorway networks (M1, M62, A1).

Directions

what3words

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services attached
- Drive & Garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

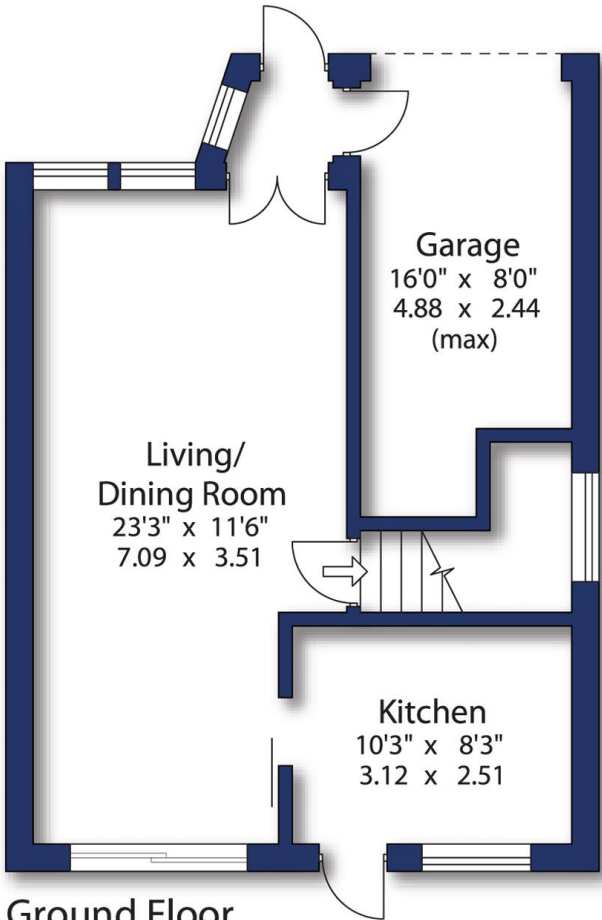
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES260001

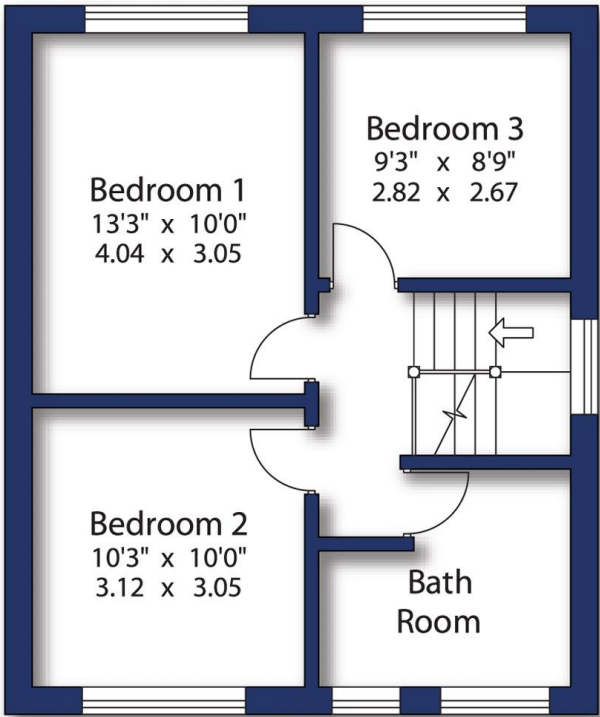


Floorplans

Approx Gross Floor Area = 865 Sq. Feet
(exc. Garage) = 80.4 Sq. Metres



Ground Floor



First Floor

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