



Cherry Trees, 40 Selby Road, Garforth, Leeds, LS25 1LS

Offered to market for first time with no onward chain, Dacre Son & Hartley are delighted to be marketing this three-bedroom detached bungalow in the ever-popular town of Garforth. The property enjoys convenient access to Garforth Academy, the 'Springs' shopping and leisure centre and the A1M. A further bedroom, shower and reception room are available in the newly built detached garage / annexe.

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Guide Price: £850,000

General Remarks

The property (having been designed and built by the family of the current sellers) sits on a plot of approximately 0.34 of an acre and has been lovingly cared for and improved over the years. Most notably a recently constructed substantial detached double garage with 898 square feet of living accommodation providing an opportunity not to be missed for anyone with a need for separate accommodation. Details of planning permission (lapsed) for a first-floor level development to the bungalow are available via the agent upon request.

The bungalow is accessed via a private shared driveway. Upon entering a welcoming reception hall with a useful storage cupboard, the accommodation comprises a large lounge dining room with bay fronted window, electric fire with stone surround and wide patio doors which lead to a south facing conservatory. The conservatory provides a peaceful retreat to admire the views of the garden and enjoy natural sunlight. The breakfast kitchen incorporates a generous selection of wall and base units, work surfaces, plumbing for a washing machine and space for a fridge freezer. Space for a breakfast table and a pantry style cupboard further compliment practical family living. A rear door provides further access to the conservatory and garden.

The master bedroom enjoys a pleasant aspect to the rear and occupies a selection of built in wardrobes. Two further bedrooms (also fitted with built in storage), lend themselves perfectly for children and visitors. A recently updated contemporary walk-in shower room and separate wc are accessed from the inner hallway. An integral double garage with up and over roller styled main door, houses the gas central heating boiler and provides excellent storage for vehicles, bikes and garden tools.

To the outside front, a generous driveway offers parking for multiple vehicles and a log store. The area is complimented by neat fenced borders and gated access.



The established large rear garden is a highlight to savour, being mainly laid to lawn, with deep flowerbeds, fruit trees, two garden sheds and an outside water tap. The garden has been cleverly designed to leave an open opportunity for further enhancement.

The garden house's 40A Selby Road, a striking newly built detached double garage with annexed first floor living space. Having been constructed to the latest building regulations, there is scope to further convert the building into a complete three-bedroom separate dwelling (subject to planning permission) if desired. As it stands, an entrance hall with a downstairs wc leads to the large double garage, perfect for large storage, hobbies and more, with up and over remotely operated electric doors. At the first floor the living accommodation comprises of a large open plan kitchen / lounge (with storage cupboard) and Juliette balcony, double bedroom and a contemporary shower room. 40A Selby Road is serviced by its own independent mains water and electric supply and is fitted with energy efficient electric radiators. A mains gas supply is ready and available for connection if required.

Viewing is highly recommended to appreciate the vast potential this exciting opportunity has to offer.



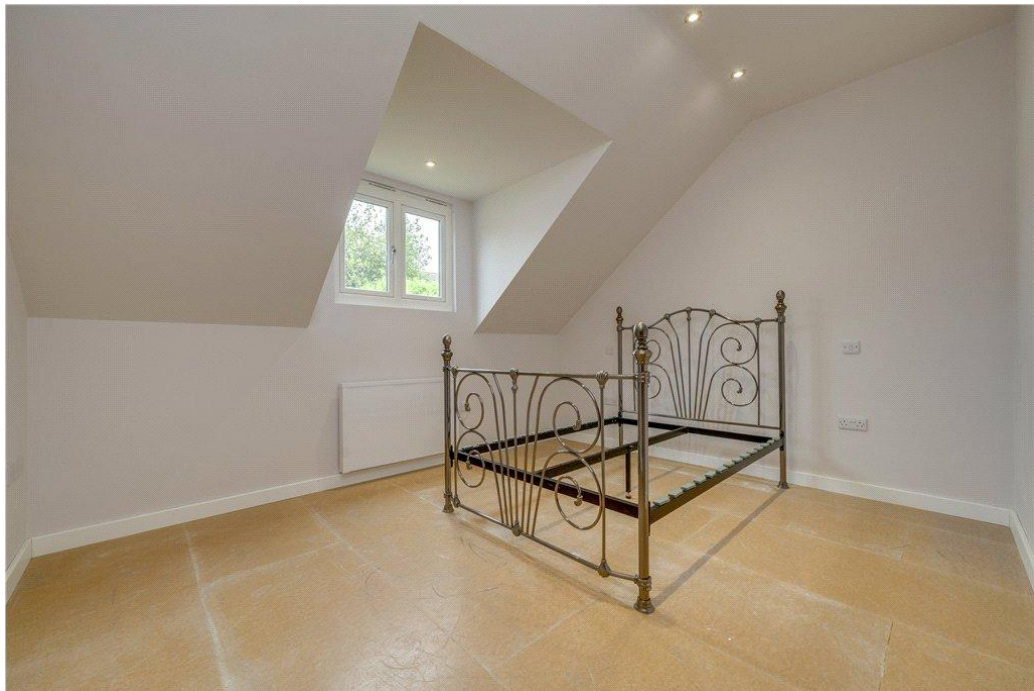




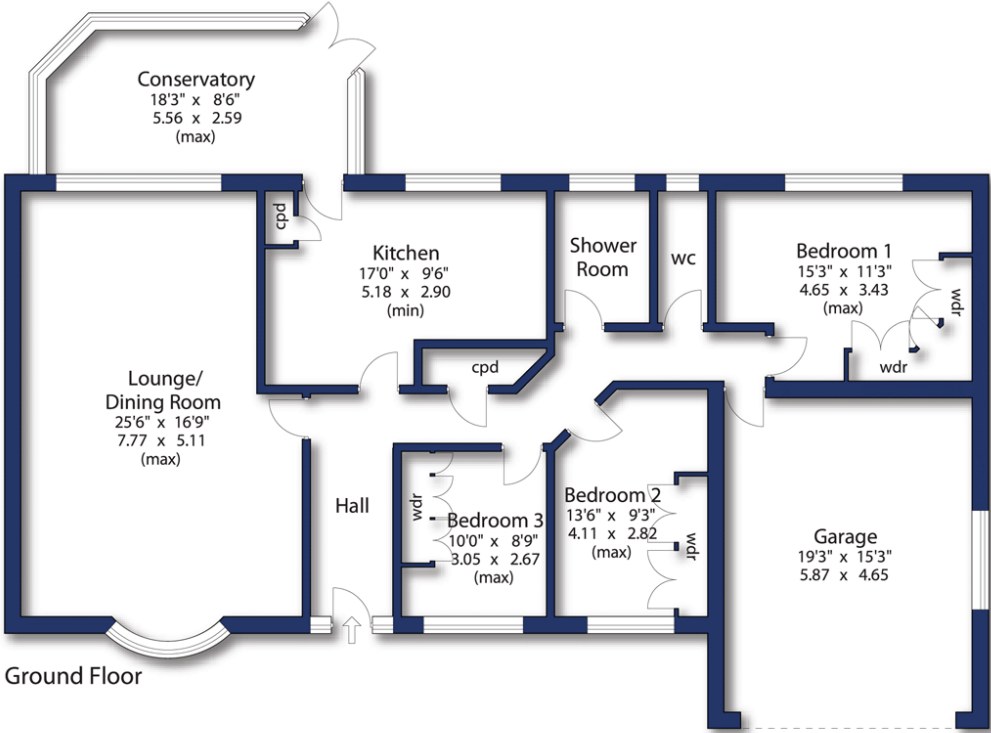




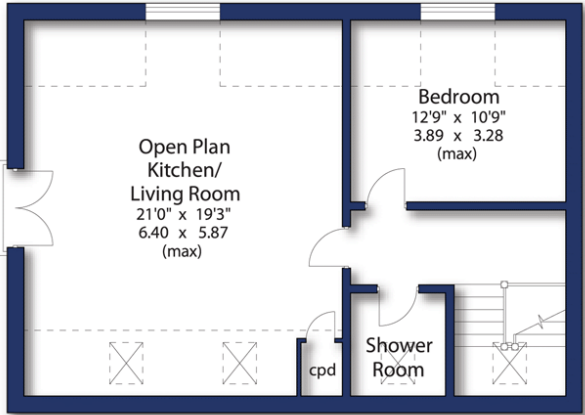




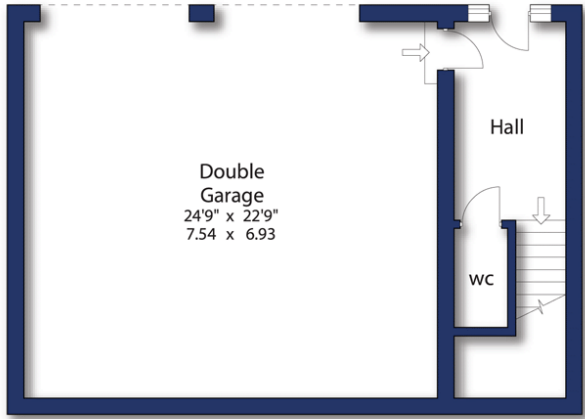
Floorplans



Ground Floor



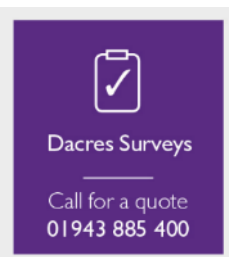
First Floor



Ground Floor



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Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently E
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Tenure, Services & Parking

- Freehold
- All mains services are connected at number 40. 40A is connected to mains electric and water, with mains gas available subject to connection.
- Multiple parking is available to the front of number 40.

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

TOTAL SQUARE FOOTAGE INCLUDES BOTH 40 & 40AI

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 £34.20 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.

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