



Hollybank | Garforth | LS25 2JL

£295,000

Ext. Three Bedroom Semi-Detached | Council Tax Band C | EPC Rating TBC

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\* EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY \* THREE RECEPTION ROOMS \* MODERN FITTED KITCHEN WITH BUILT-IN APPLIANCES \* MATURE LARGE REAR GARDEN & GARAGE \*

Nestled in the charming area of Garforth, is this delightful extended semi-detached house offers a perfect blend of comfort and modern living. Situated in a quiet cul-de-sac, this home is just a short distance from the local train station and local schools, making it an excellent choice for commuters and families alike. One of the standout features of this home is the expansive, mature rear garden, complete with a tranquil fish pond, offering a serene outdoor retreat. The large plot provides plenty of space for gardening, outdoor activities, or simply enjoying the fresh air.

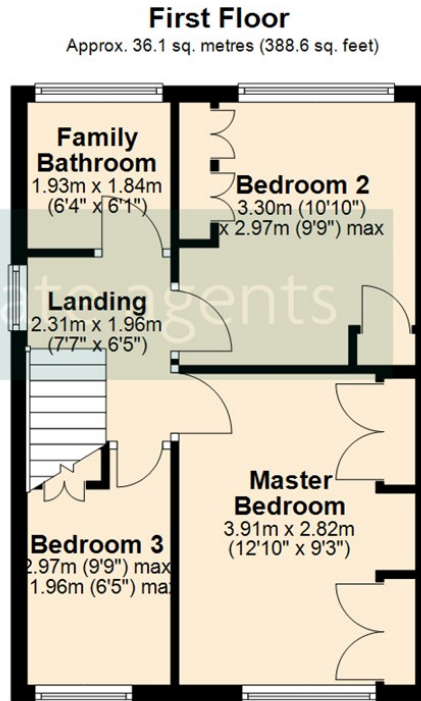
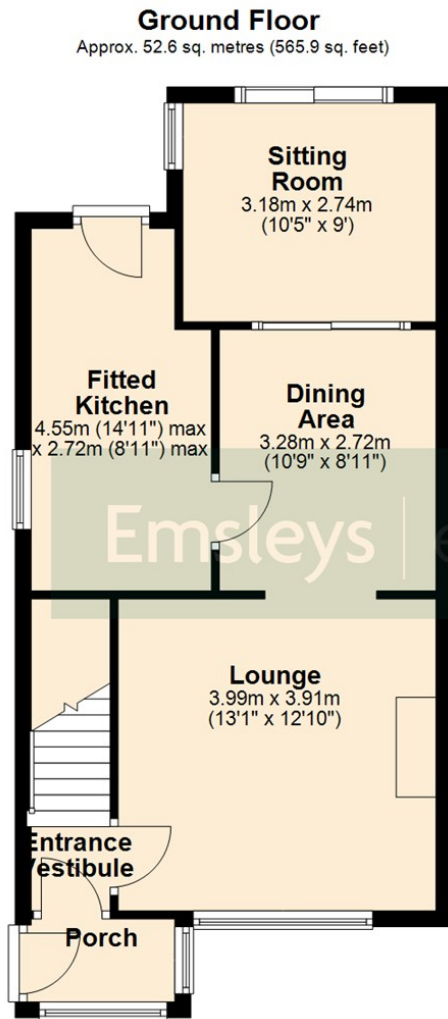
With three spacious reception rooms, including a welcoming lounge that flows seamlessly into an open-plan dining area, this home is ideal for both relaxation and entertaining. The additional sitting room, which over looks the beautiful rear garden, provides a versatile space that can be tailored to your needs, whether it be a cosy reading nook or a playroom for children. The modern and extended fitted kitchen is equipped with built-in appliances and ample cupboard space, making meal preparation a pleasure.

The property boasts three well-proportioned bedrooms, ensuring ample space for family or guests - each with fitted wardrobes and storage. The bathroom offers a shower over the bath, to serve the needs of a busy household. For those with vehicles, the property includes a single garage and driveway parking for a number of vehicles, ensuring convenience and security.

This property presents a wonderful opportunity for families or individuals seeking a peaceful yet connected lifestyle in a desirable location. Don't miss the chance to make this charming house your new home!







Total area: approx. 88.7 sq. metres (954.6 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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