



Coupland Road | Garforth | LS25 1AD

£200,000

Two Bedroom Semi-Detached House | Council Tax Band B | EPC Rating E

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* TWO BEDROOM SEMI-DETACHED HOUSE * GOOD SIZED LOFT ROOM * DINING KITCHEN - BUILTIN HOB & OVEN * PAVED REAR GARDEN * SHARED DRIVEWAY *

Nestled on Coupland Road in the charming town of Garforth, Leeds, this delightful end town house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room as the property has a generous loft room.

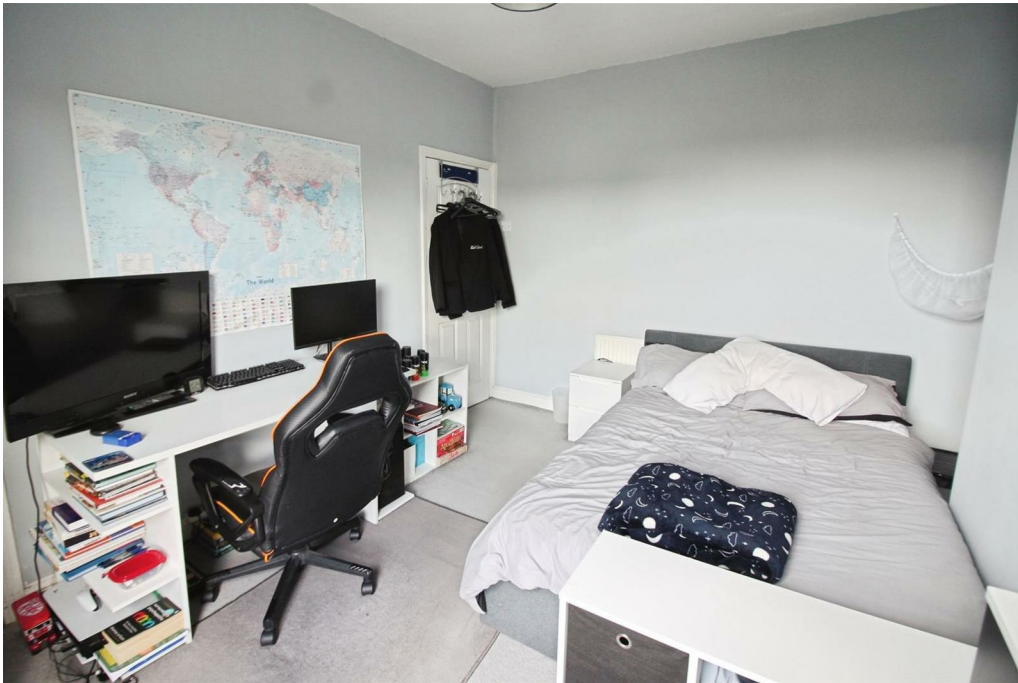
Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The dining kitchen is a highlight of the home, featuring a built-in hob and ample space for dining, making it a wonderful area for family meals or gatherings with friends.

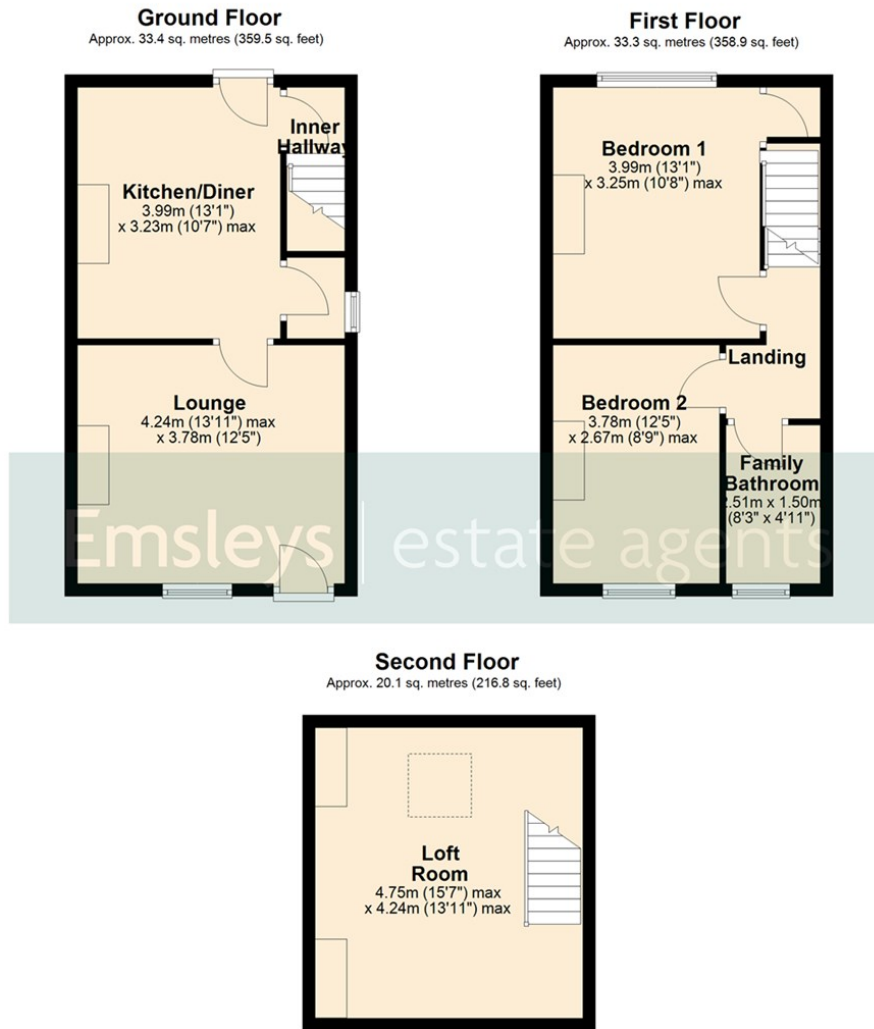
One of the standout features of this property is the loft room, which provides a versatile space that can be utilised as an additional bedroom, a home office, or a playroom, depending on your needs. This added flexibility enhances the overall appeal of the home. With two double bedrooms, and a bathroom with modern white suite and shower over the bath - this property offers excellent versatile accommodation. With double glazing and gas central heating throughout, you can enjoy a comfortable environment year-round.

The property also benefits from a shared driveway to the side, providing convenient off-street parking to the rear, should this be preferred, although the low-maintenance paved rear garden is perfect for those who prefer to spend less time on upkeep and more time enjoying outdoor activities or simply relaxing in the sun. There is street lined parking available, which requires a parking permit.

Situated within walking distance of local amenities, this home offers easy access to shops, schools, and other essential services, making it a practical choice for everyday living.







Total area: approx. 86.9 sq. metres (935.2 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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