



Purbeck Grove | Garforth | LS25 1HP

Chain Free £260,000

Three Bedroom Semi Det. | Council Tax Band C | EPC Rating C

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED HOUSE * NO CHAIN * LOUNGE WITH BAY WINDOW * DINING KITCHEN WITH BUILT-IN APPLIANCES * AMPLE OFF ROAD PARKING ***

Three-bedroom semi-detached house, located within a cul-de-sac location in Garforth, Leeds and is offered with NO CHAIN! The property offers practical family accommodation with an open-plan kitchen with dining space, light and airy lounge and an enclosed garden.

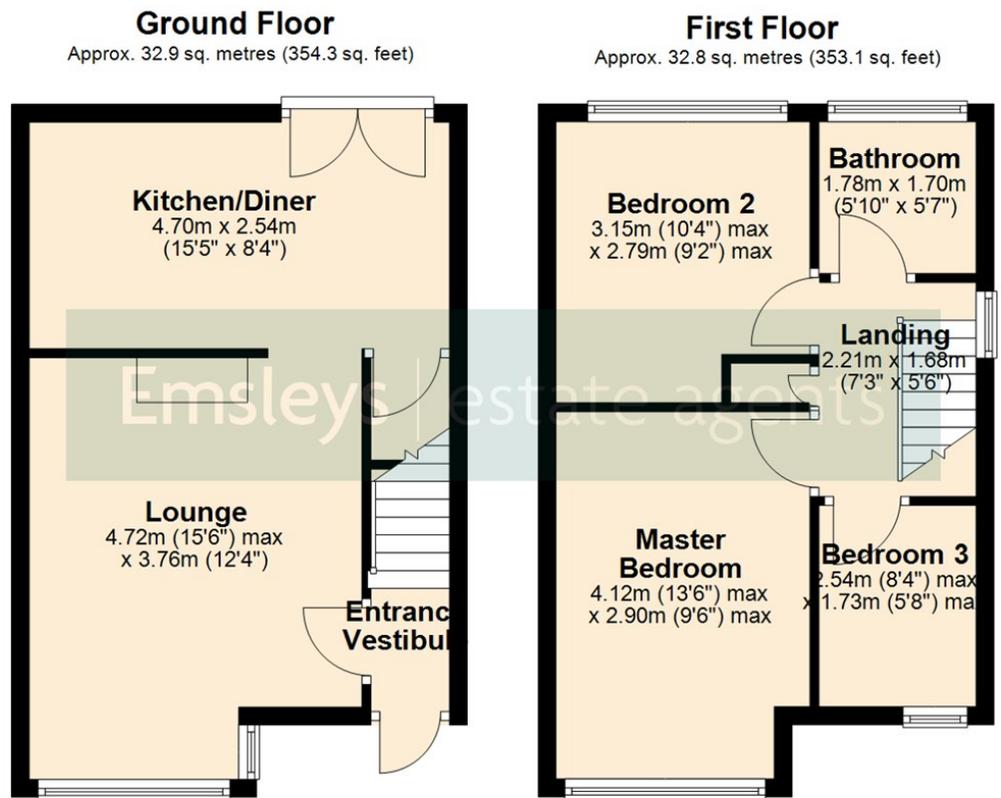
The ground floor features entrance vestibule, lounge with a bay window, providing a pleasant outlook to the front. The open-plan kitchen/diner includes a built-in oven and hob, along with a fridge freezer, creating a functional space for cooking and informal dining. From here, there is access to the rear garden via French doors, offering outdoor space for relaxation or play. Upstairs, there are three bedrooms: a double master bedroom, a further double bedroom, and a single bedroom, providing flexibility for family living, guests, or a home office. The bathroom is fitted with a shower over the bath.

The property benefits from central heating, double-glazing and ample off-road parking to the side - being a key feature. There are front and rear gardens, the rear offers private outdoor space being mainly lawned with patio area.

Garforth is well-served by local amenities, including shops, supermarkets, cafés and pubs in and around Main Street. Nearby schools offer options for different age groups. Garforth railway station provides services to Leeds (around 15–20 minutes) and York (around 20–25 minutes), making this a suitable location for commuters. Road links via the A1(M) and M1 are also accessible, connecting to wider West Yorkshire and beyond. Local parks and green spaces in Garforth add to the appeal of the area for walking and leisure.







Total area: approx. 65.7 sq. metres (707.4 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.



6 Main Street | Garforth | Leeds | LS25 1EZ
t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents