



The Green | Garforth | LS25 2LB

£295,000

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

Emsleys | estate agents

* EXT. THREE BEDROOM SEMI DETACHED * FAMILY ROOM/PLAY ROOM * FITTED MODERN KITCHEN WITH DINING AREA * MODERN BATHROOM SUITE * OFF ROAD PARKING *

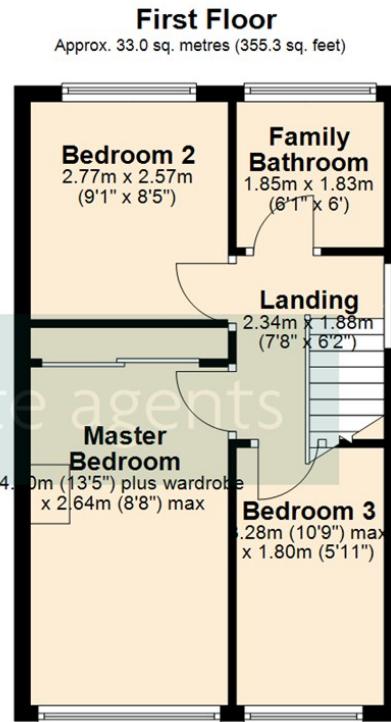
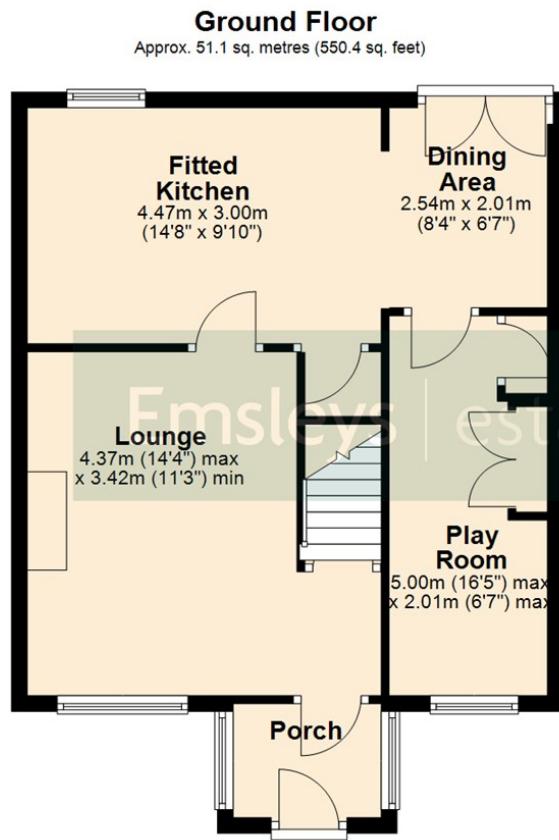
This extended three-bedroom semi-detached house is offered for sale with NO CHAIN! Situated in a cul-de-sac location close to public transport links and nearby schools with within walking distance of the local train station and enjoys views over the cricket ground. Neutrally decorated throughout, the property provides a fantastic space for a growing family, including an extended family room/play room that also offers potential use as an additional bedroom or office if required.

The generous open-plan modern kitchen with dining space includes white goods and forms a practical hub for day-to-day living. The lounge offers a cosy place to relax. To the first floor, the master bedroom has built-in wardrobes, a further double bedroom and a single bedroom with built-in storage. The modern bathroom is fitted with a white suite and features a shower over the bath and built-in storage under the basin. Externally, the block-paved driveway to the front provides off-street parking for a number of cars, and includes EV charging. To the rear is an enclosed, low-maintenance garden with artificial grass, a covered seating area and a useful summerhouse/storage space.

The property is well placed for Garforth's range of amenities, including local shops, cafés and services available in the centre of the town. Families will appreciate the choice of nearby schools within the area. Garforth benefits from strong transport connections, with Garforth railway station offering services towards Leeds, York and beyond; journeys to Leeds typically take around 15–20 minutes by train. Road links to the A1(M) and M1 are also accessible for wider commuting.







Total area: approx. 84.1 sq. metres (905.7 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.

