



Goosefield Rise | Garforth | LS25 1BY

£250,000

Ext. Two/Three Bedroom Semi Det. | Council Tax Band B | EPC Rating C

Emsleys | estate agents

* EXTENDED TWO/THREE BEDROOM SEMI-DETACHED HOUSE * OPEN PLAN KITCHEN WITH FAMILY ROOM * DOWNSTAIRS W.C. * DRIVEWAY PARKING * GENEROUS REAR GARDEN *

Extended two/three bedroom semi-detached house in Garforth, which offers practical living space with flexible accommodation and convenient location for local amenities. A side and rear extension adds to the overall footprint of the property.

The ground floor features an open-plan fitted kitchen with built-in hob and oven, flowing into a family room, creating a sociable hub for everyday living and dining with patio doors into the rear garden. There is a separate lounge, which has a large window, providing a bright sitting area. In addition, a further downstairs room offers versatile use as a third bedroom, office or play room, enhancing the flexibility of the layout. A side porch provides a useful secondary entrance and storage area plus a handy W.C.

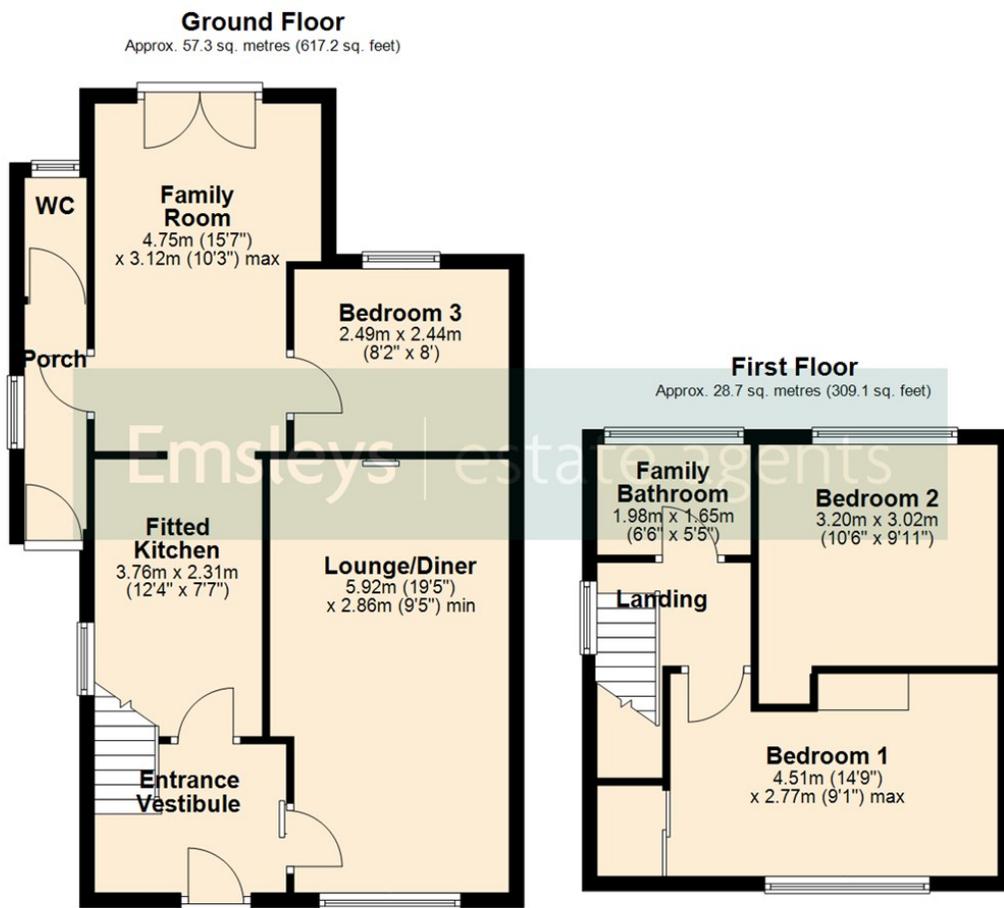
Upstairs, the master bedroom includes built-in wardrobes, complemented by a second double bedroom, which has access into a boarded loft space with ladder and velux window. The family bathroom is fitted with a shower over the bath. The property benefits from both double-glazing and central heating. Externally, there is driveway parking to the side, together with EV charging, while a generous rear garden provides ample outdoor space.

The house is well placed for Garforth's range of primary and secondary schools, along with local parks such as Glebelands playing fields and nearby green spaces, ideal for walking and recreation. Garforth's high street offers supermarkets, cafés, pubs and everyday services within easy reach.

Garforth railway stations (Garforth and East Garforth) provide regular services to Leeds in around 15–20 minutes, as well as connections towards York and Manchester, making the property suitable for commuters. Road links via the A1(M) and M1 are also accessible by car.

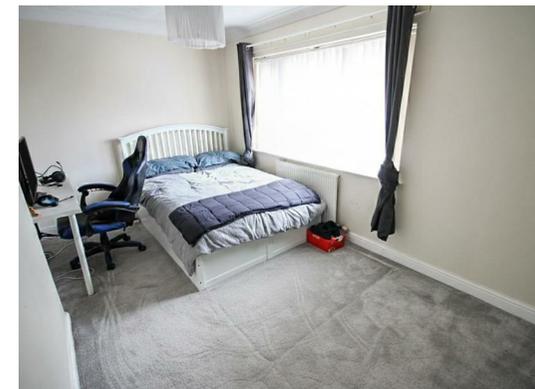






Total area: approx. 86.1 sq. metres (926.4 sq. feet)

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