



Athlone Rise | Garforth | LS25 2LU

£230,000

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

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**\* TWO BEDROOM SEMI-DETACHED PROPERTY \* GOOD SIZED ACCOMMODATION \* DINING KITCHEN \* GARAGE & PARKING \***

Excellent two-bedroom semi-detached house, located within the popular area of East Garforth. The property offers well-planned accommodation with practical features and benefits from double-glazing and central heating. Positioned on a generous plot, with driveway parking and a single garage too.

The ground floor includes a good-sized lounge with open plan staircase, and a fitted dining kitchen complete with built-in hob and oven and French doors to the rear garden. Upstairs, there are two double bedrooms, along with a modern shower room featuring a walk-in shower. Externally, the property benefits from a low maintenance good sized rear garden, with sizeable garden shed and patio area.

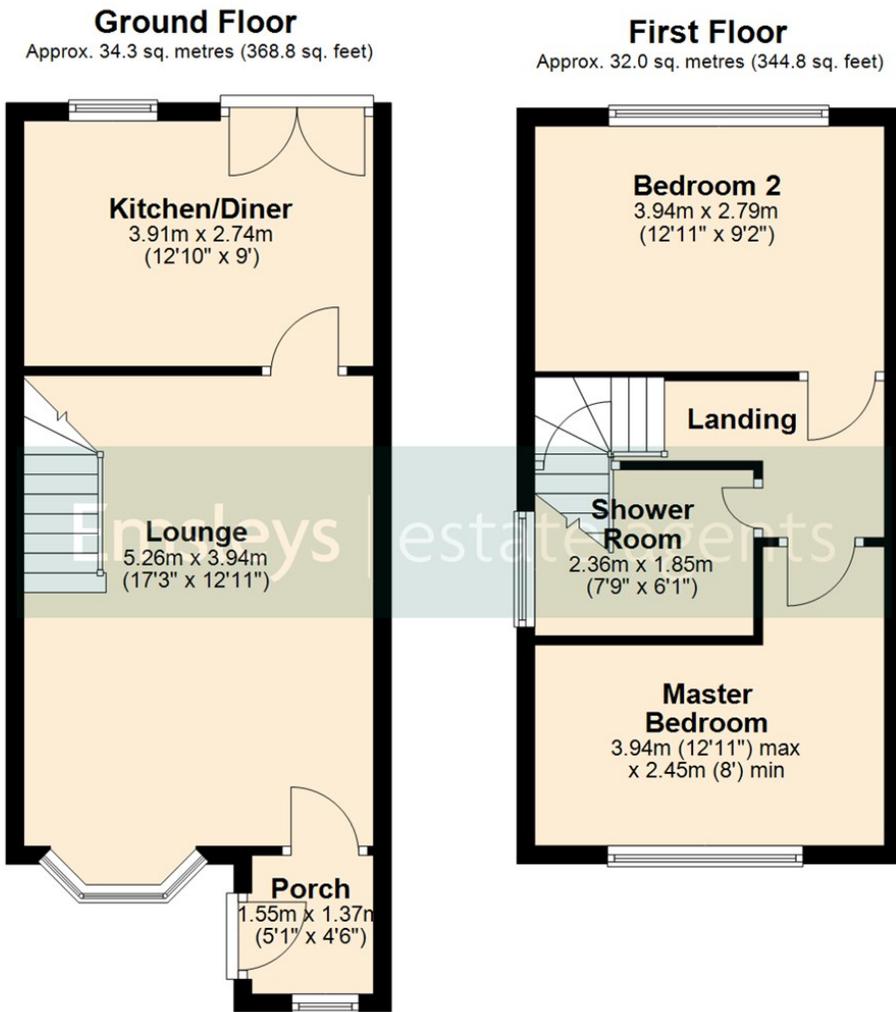
The house is well placed for East Garforth's train station - being a very short distance from the property and ideal for commuters! Plus Garforth range of local amenities, including shops, cafés and everyday services available in and around Main Street. Nearby green spaces and local parks offer opportunities for outdoor recreation.

Public transport links are a key advantage. Garforth railway station provides regular services to Leeds, York and other destinations, with journey times to Leeds typically around 15–20 minutes, making this location suitable for commuting. Road connections are also convenient, with access to wider West Yorkshire and beyond via the local network.

Schooling options in Garforth include a selection of primary and secondary schools within the wider area, supporting family needs and contributing to the location's ongoing popularity.







Total area: approx. 66.3 sq. metres (713.5 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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