



Conisborough Lane | Garforth | LS25 2LR

£245,000

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

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\* THREE BEDROOM SEMI-DETACHED PROPERTY \* CUL DE SAC LOCATION \* IN NEED OF MODERNISATION /RE-REFURBISHMENT \* DRIVEWAY \*

This three-bedroom semi-detached house, offered for sale in a small cul-de-sac located in the much sought after location of East Garforth. Handy for commuters, as the East Garforth train station is only a short distance away, together with motorway and link roads.

The ground floor offers an open-plan lounge, creating a light and airy living space complemented by a dining kitchen with patio doors out into the rear garden. A useful front porch provides a practical entrance area for coats and shoes. Upstairs, the accommodation includes a double master bedroom, a further double bedroom two, and a single bedroom, providing flexibility for family living, guests, or home working. Outside, there is the added advantage of driveway off road parking to the side.

The property benefits from double-glazing and central heating and presents a blank canvas, allowing a buyer to make their own mark on the interior.

Garforth is known for its range of local amenities, including supermarkets, independent shops, cafés and pubs centred around Main Street. There are several nearby schools catering for different age groups, making the area popular with families. Local green spaces and parks in Garforth and the surrounding area provide opportunities for leisure and recreation.

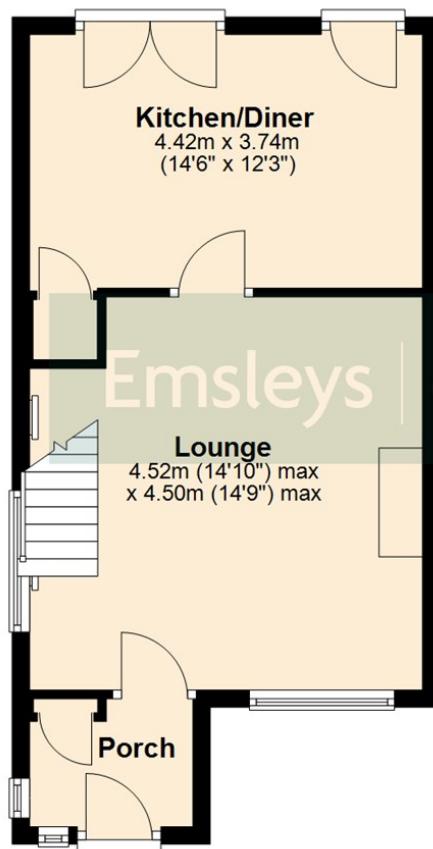
Public transport links are a key feature of the location. Garforth benefits from two railway stations, Garforth and East Garforth, both offering regular services to Leeds, York and beyond. Journeys to Leeds typically take around 15 minutes, making this a convenient base for commuters. Road connections are strong too, with access to the A1(M) and M1 providing routes across West and North Yorkshire. This semi-detached house offers a well-located home with scope for personalisation.





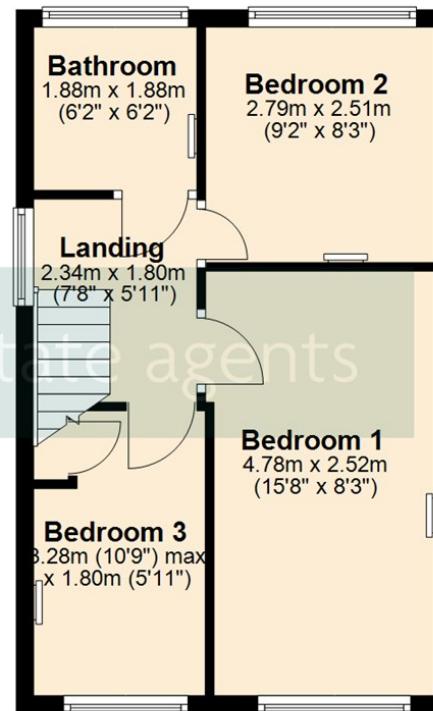
## Ground Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 84.5 sq. metres (910.1 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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