



Ledston Avenue | Garforth | LS25 2BP

£290,000

Three Bedroom Extended Semi-Detached | Council Tax Band C | EPC Rating TBC

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*** EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY * EXT KITCHEN WITH BUILT-IN APPLIANCES * TWO RECEPTION ROOMS * GENEROUS REAR GARDEN * GARAGE & PARKING ***

This immaculately presented semi-detached house is for sale in Garforth, Leeds. The property has been extended to the rear, to enhance the family accommodation, and offers suitable accommodation for a wide range of buyers. This much loved family home offers three bedrooms, including two double bedrooms- both with built-in wardrobes, as well as a single bedroom. The family modern bathroom features built-in storage too, along with a shower over the bath. Two spacious reception rooms provide comfortable living space; the open-plan lounge benefits from a cosy fireplace and dedicated dining area, while the rear reception room - a sitting room, enjoys views over the generous rear garden and has direct access via French doors. The extended kitchen is equipped with built-in appliances, offering a modern and practical cooking environment. Additional features include double-glazing, central heating, driveway parking to the side for a number of cars, and a single garage. There are gardens to the front and rear, the lovely rear garden offers a degree of privacy, and creates a pleasant outdoor retreat.

Garforth is known for excellent local amenities, including shops, cafés, and supermarkets along the High Street. Families benefit from proximity to well-regarded primary and secondary schools. The area is also served by several parks, such as Glebelands Recreation Ground, ideal for leisure and recreation.

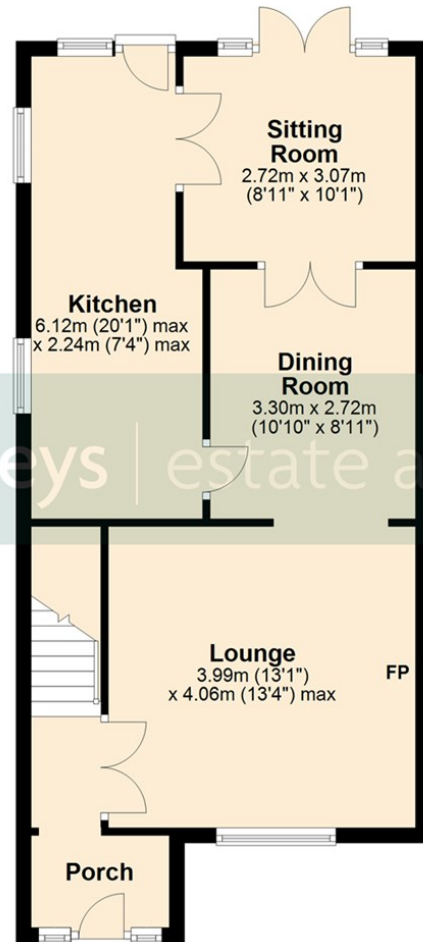
Commuters will appreciate strong public transport links. Garforth railway station is within easy reach, providing direct trains to Leeds city centre in under 15 minutes and connections to York, making this location convenient for both local and wider travel. Multiple bus services also serve the area, ensuring access to surrounding neighbourhoods. This property presents a practical family home in a well-connected part of Leed





Ground Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



Total area: approx. 90.2 sq. metres (971.4 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.



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