



Wakefield Road | Garforth | LS25 1AT

£310,000

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

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* EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY * EXTENDED MODERN KITCHEN WITH BUILT-IN APPLIANCES * UTILITY AREA * GROUND FLOOR W.C * BUILT-IN WARDROBES * PARKING *

This extended three-bedroom semi-detached house is conveniently situated a short distance from the local amenities, including supermarkets, shops, and cafés plus motorway connections and train station. The property has been extended to the side, which enhances the space and flexibility of the accommodation. This home provides two reception rooms, the lounge with a large window and a cosy fireplace, the dining room offers a garden view and a bay window. The extended kitchen features built-in appliances and modern units. The useful side extension also offers a dedicated utility area and a ground floor WC. property has been extended to the side, further enhancing space and flexibility.

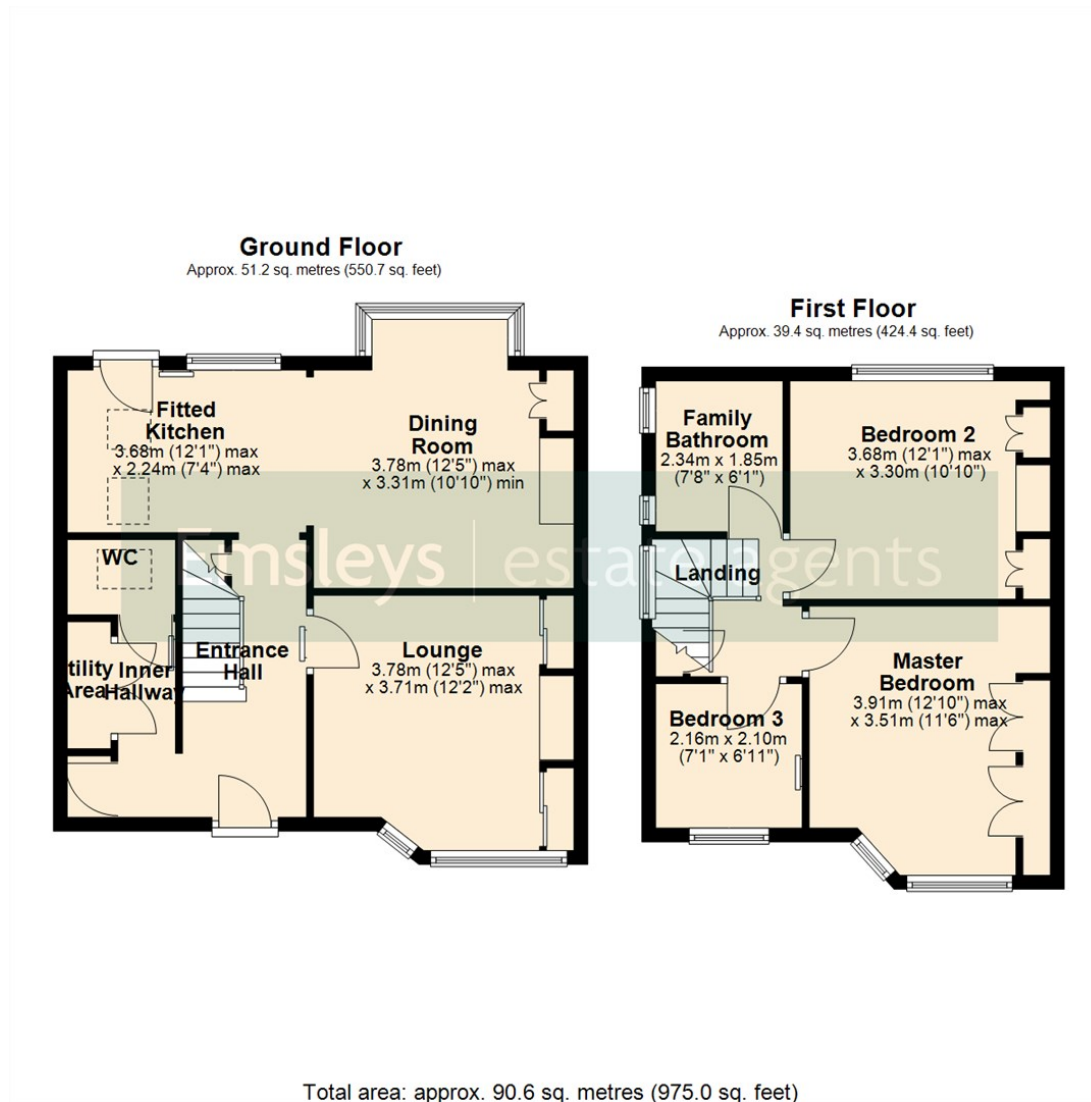
The bedrooms are all generous sizes - two are doubles, each with built-in wardrobes, while the third is a single room. The family bathroom has a shower over the bath, and offers a great space to relax.

Additional features include double-glazing, central heating, mature gardens to the front and rear - the rear garden with a raised patio/BBQ area. Off-street parking is available to the front of the property, ample for a number of cars. The property offers views to the front, overlooking fields and has far reaching views.

Garforth offers a wide range of schools, Strawberry Fields Primary school and Garforth Academy are both within close proximity, making this property suitable for families. Garforth train station is approximately 15 minutes on foot, providing direct links to Leeds city centre with a journey time of around 15 minutes, as well as connections to York and Sheffield. Bus routes along Wakefield Road also offer convenient access to surrounding areas.







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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