



Selby Road | Garforth | LS25 1LS

£395,000

Three Bedroom Detached | Council Tax Band D | EPC Rating TBC

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* THREE BEDROOM DETACHED PROPERTY * TWO GOOD SIZED RECEPTION ROOMS * OPEN PLAN SUN LOUNGE * FITTED MODERN KITCHEN WITH APPLIANCES * GARAGE & AMPLE OFF ROAD PARKING *

Immaculate detached house, ideally located within the popular area of Garforth. Perfectly positioned with excellent public transport links, nearby schools, and a wealth of local amenities, this property effortlessly combines convenience and style.

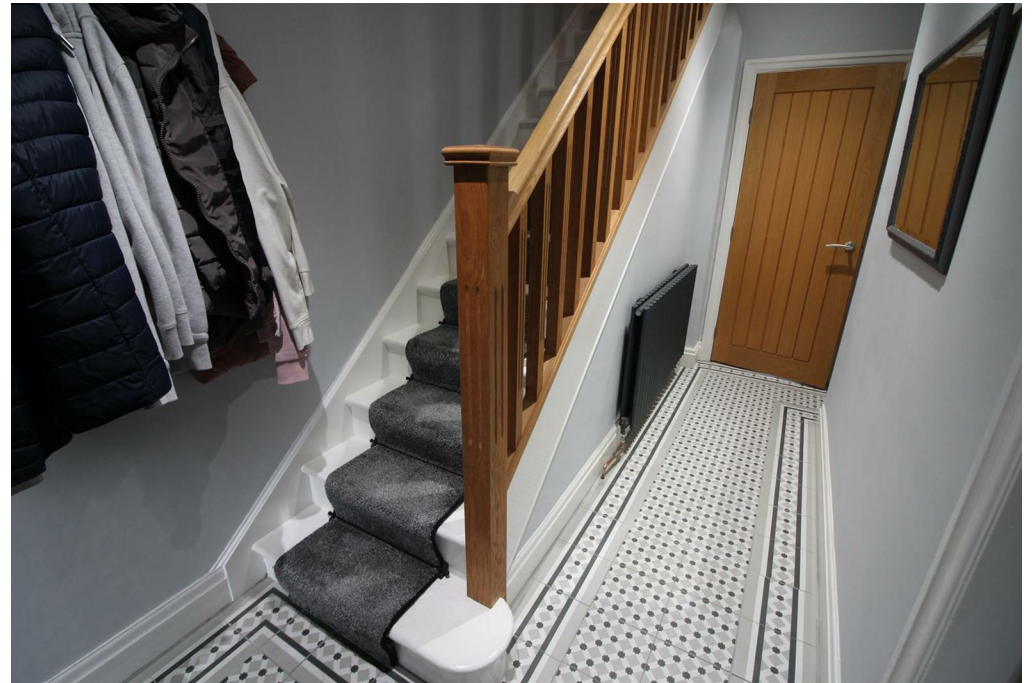
The home boasts two beautifully presented and sizable reception rooms. The first features elegant wood floors and a striking bay window, creating a welcoming ambience with an abundance of natural light. The second, the lounge, offers an impressive open-plan design, complete with wood floors, a statement wood burning fire, and an open-plan sun lounge with fully insulated roof—perfect for relaxing or entertaining throughout the year.

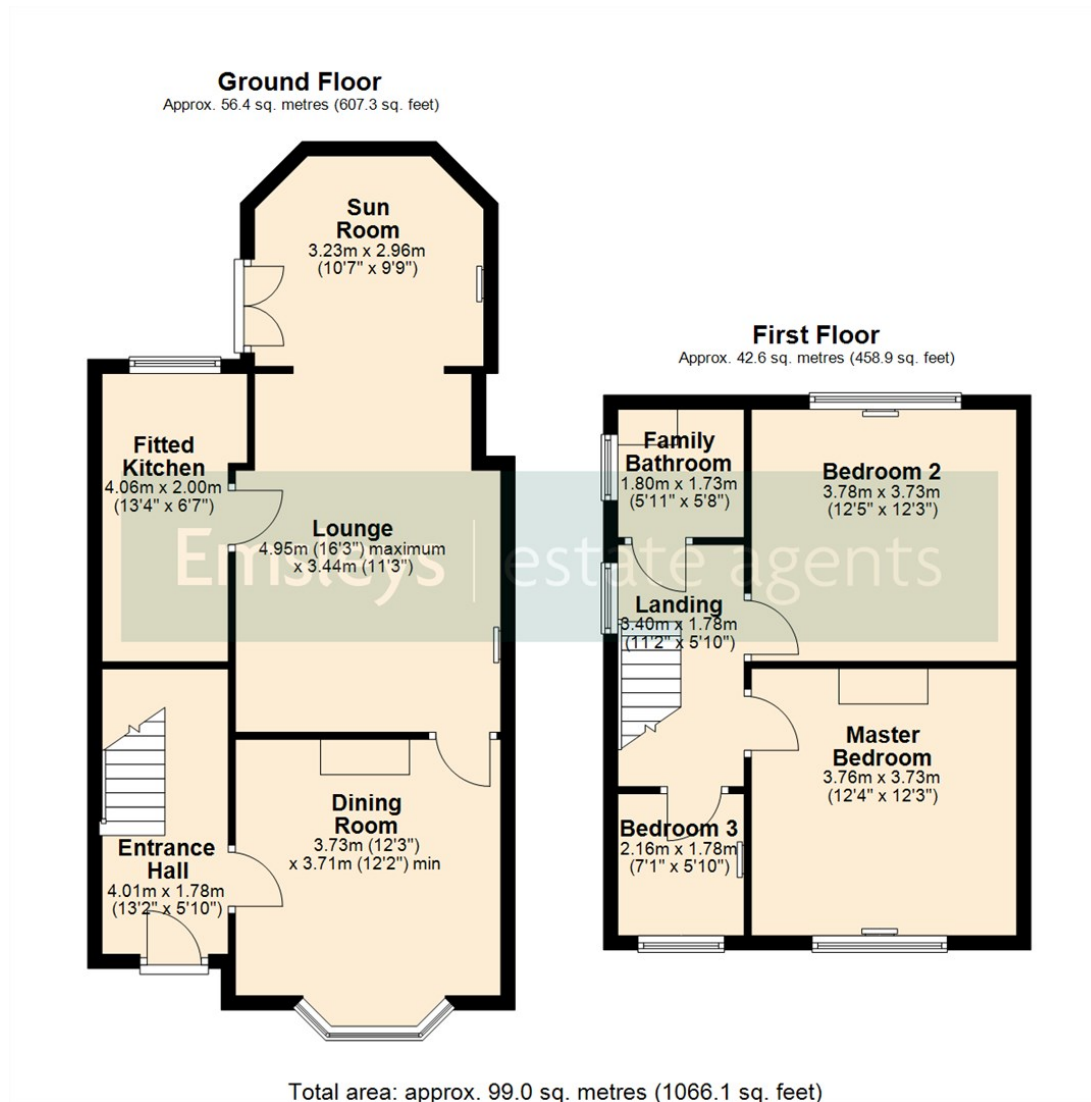
A modern kitchen is equipped with integrated appliances and thoughtful kick board and under unit lighting, ensuring both functionality and contemporary style. The property provides three bedrooms, including a spacious double master bedroom, a further large double bedroom, and a single bedroom—well suited to families or those seeking flexible living spaces. The sleek bathroom is appointed with a shower over the bath, catering to both quick routines and leisurely soaks.

Externally, the residence features an in-and-out driveway, single garage, and car port - offering ample off road parking. There is a charming rear garden which hosts a fish pond, raised paved patio area, and lush lawn—an ideal enclave for outdoor enjoyment.

This impressive home harmoniously balances comfort, style, and practicality with the potential to extend the accommodation, if required (subject to planning permission & regulations), making it a wonderful opportunity in this desirable part of Garforth. Early viewing is recommended.







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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