



Acaster Drive | Garforth | LS25 2AX

£275,000

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

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**\* THREE BEDROOM SEMI-DETACHED PROPERTY \* NO CHAIN! \* DINING KITCHEN \*  
CONSERVATORY \* GARAGE & DRIVEWAY PARKING \***

Well presented three-bedroom semi-detached house, offered for sale with **NO CHAIN!** providing a straightforward opportunity for buyers. Located within a popular area of Garforth, offering practical family accommodation with convenient access to nearby schools and amenities. The property benefits from both gas central heating, double-glazing and stunning Oak internal doors to the ground floor.

The ground floor features a light and airy lounge with large window and double doors into the open-plan kitchen. The kitchen has ample dining space and built-in appliances. From here, doors lead into a conservatory, providing an additional versatile living area with direct access to the rear garden.

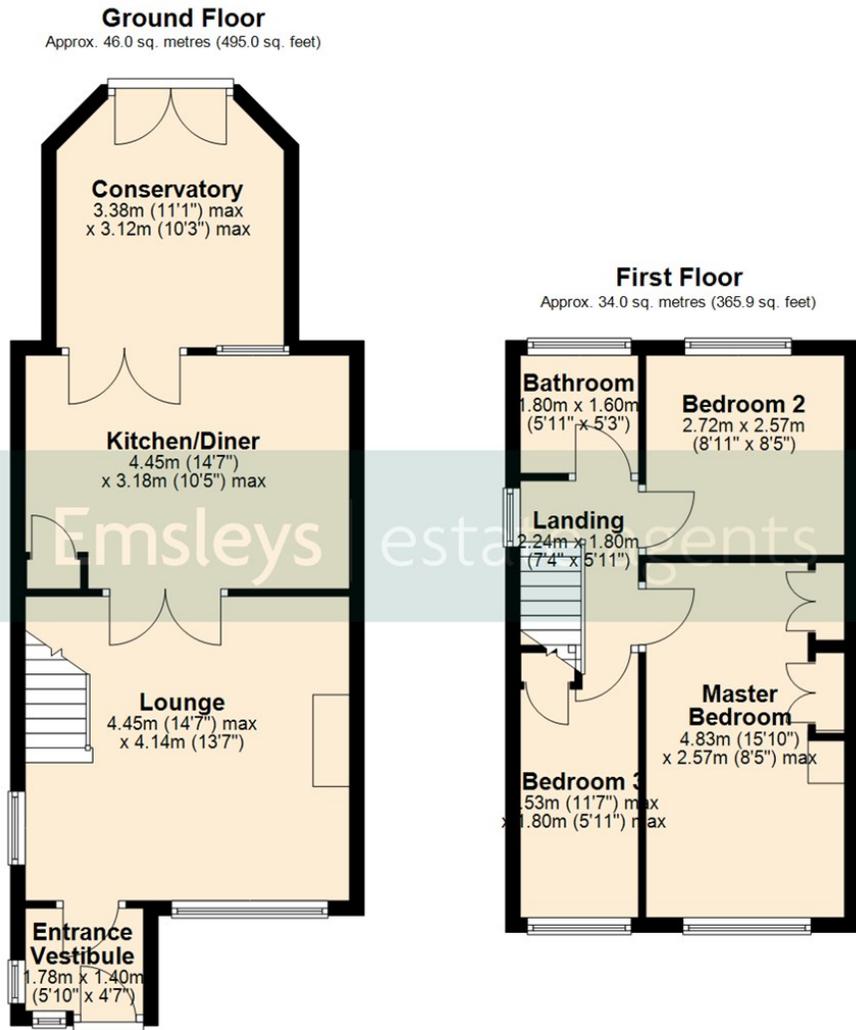
Upstairs, the master double bedroom benefits from built-in wardrobes, alongside a further double bedroom and a single bedroom also featuring built-in wardrobe. A family bathroom serves the first floor accommodation. Externally, the property offers driveway parking, a single garage and an easy to maintain patio garden to the rear, providing outdoor space for seating and low-maintenance enjoyment.

Garforth is well regarded for its range of primary and secondary schools, along with a variety of local shops, cafés and everyday services. Nearby green spaces and parks offer opportunities for recreation and walking.

The property is well placed for public transport, with Garforth railway station providing regular services to Leeds (around 15 minutes), York and surrounding areas, making it suitable for commuters. Road links are strong, with access to the A1(M) and M1 offering routes towards Leeds, York and beyond.







Total area: approx. 80.0 sq. metres (860.9 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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