



Richmond Way | Garforth | LS25 1HT

£290,000

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

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\* THREE BEDROOM TRADITIONAL SEMI-DETACHED PROPERTY \* NEW, Y FITTED GAS BOILER DEC 2025 \* GOOD SIZED REAR GARDEN WITH NEWLY FITTED GARDEN ROOM/OFFICE \* OFF ROAD PARKING \*

Nestled within a peaceful cul-de-sac and enviably located close to both well-regarded schools and local park, this traditional three bedroom semi-detached house offers a superb opportunity for family living.

Upon entering, you are greeted by a spacious lounge, featuring a charming fireplace, Oak wood flooring and an elegant bay window, creating a bright and inviting atmosphere ideal for relaxing or entertaining guests. The property further benefits from a modern open-plan kitchen with range style cooker, dining space, offering a practical and sociable area for preparing meals and enjoying family gatherings and access into the good sized rear garden.

The first floor accommodation comprises three bedrooms, including a comfortable master bedroom, a generous double second bedroom, and a single bedroom. The contemporary bathroom is fitted with a modern suite that includes a shower over the bath, combining style and functionality for everyday convenience. In addition, there is a boarded loft space with ladder.

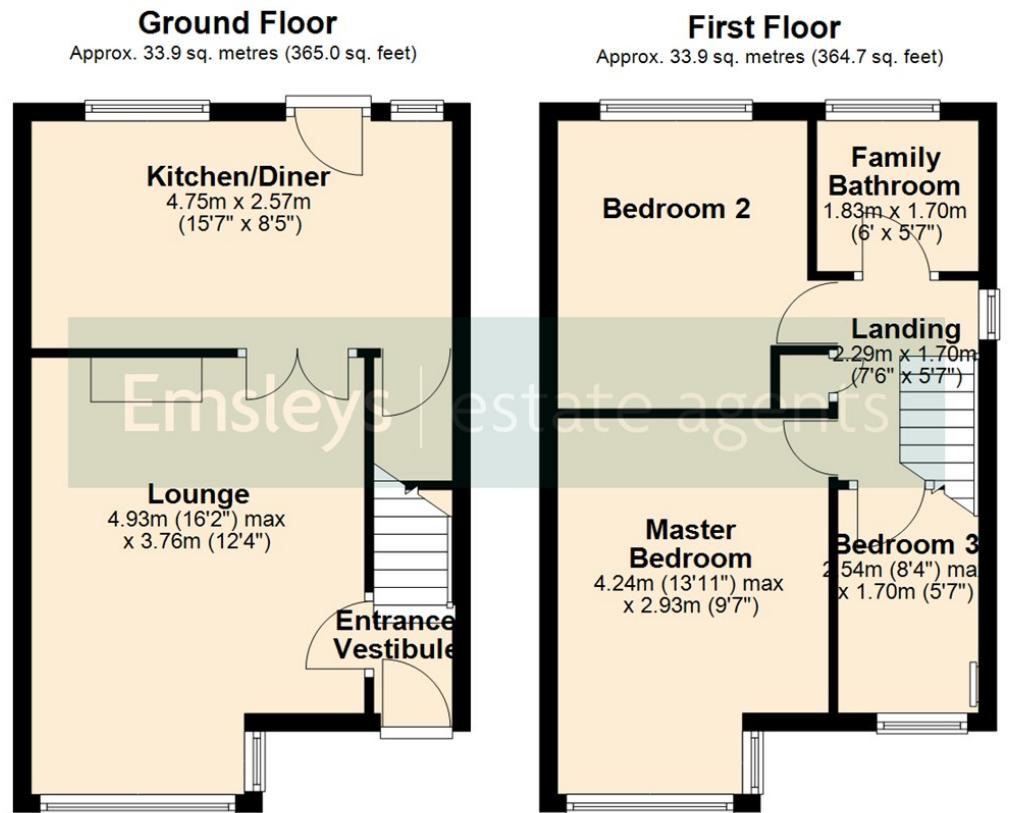
Externally, the property boasts a mature and generous rear garden – perfect for outdoor dining, gardening, or children's play. The newly built garden room/ office provides a flexible space, ideal for remote working or as a hobby room, which is fully insulated with power and light. The home is enhanced with double glazing and central heating throughout - new boiler fitted December 2025.

Block paved off-street parking is available to the front and side of the home, further adding to the practicality of this appealing residence.

This property offers an ideal blend of comfort, versatility, and attractive surroundings, making it a wonderful choice for those seeking a well-appointed home in a highly sought-after residential location. Viewing is a must!







Total area: approx. 67.8 sq. metres (729.8 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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