



Higham Way | Garforth | LS25 2PS

£475,000

Ext. Four Bedroom Detached Property | Council Tax Band E | EPC Rating C

Emsleys | estate agents

* EXTENDED FOUR BEDROOM DETACHED FAMILY HOME * SPACIOUS LIVING SPACE * THROUGH LOUNGE/DINER * BREAKFAST KITCHEN WITH RANGE STYLE COOKER * UTILITY ROOM * EN-SUITE SHOWER ROOM * GENEROUS CORNER PLOT & GARAGE *

This four-bedroom extended detached family home is offered for sale located in a small modern development in Garforth Leeds, which is tucked away yet a stone throw away from the local amenities. Set on a generous plot with ample off-road parking, detached single garage and large storage outbuilding.

The ground floor features an open-plan reception space with bay window, giving direct access to the rear garden and a dining area - offering a versatile family space. The open-plan fitted kitchen includes granite counter-tops, a breakfast area and a useful utility room. A downstairs W.C. completes the ground floor accommodation.

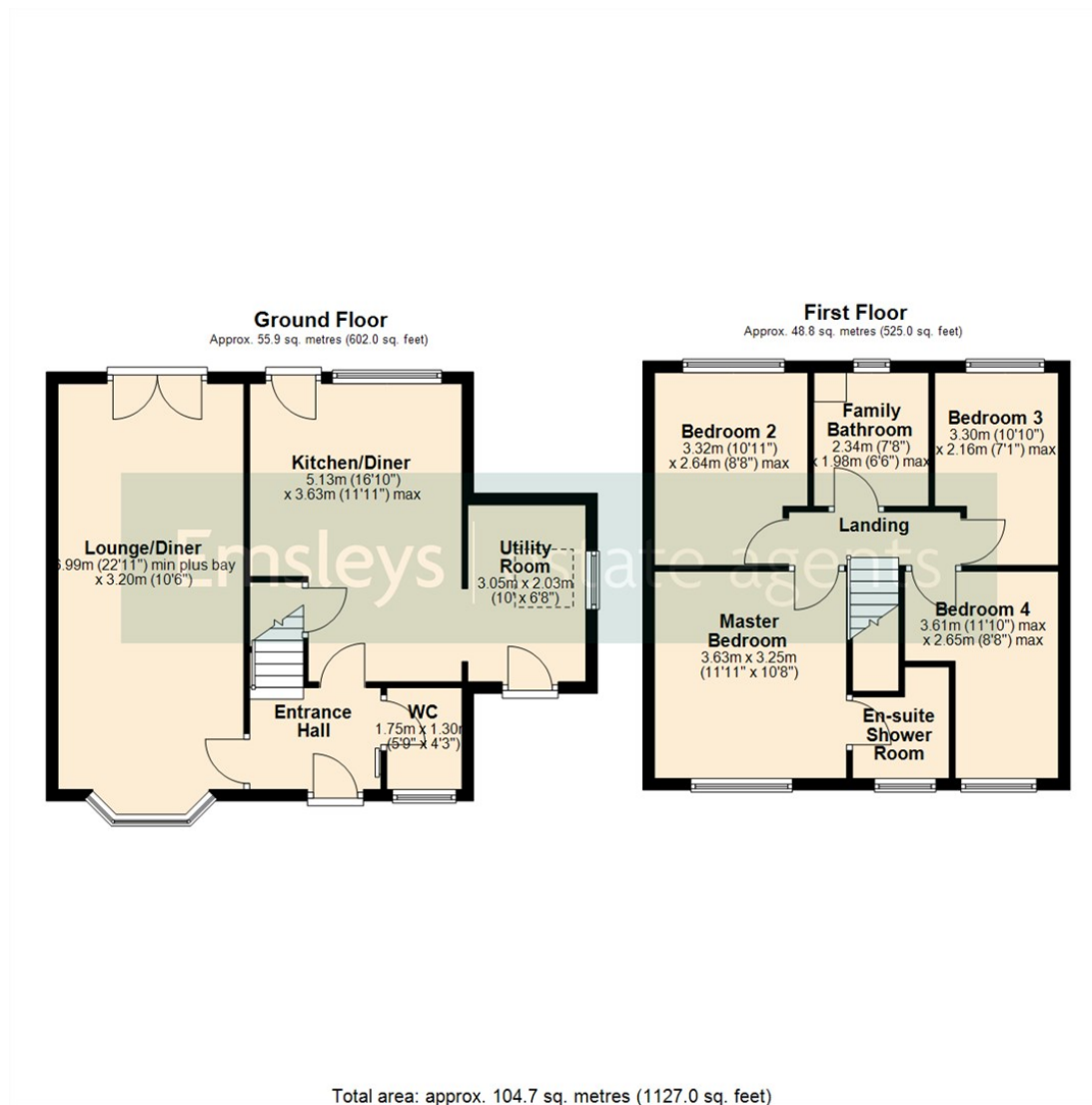
Upstairs, the master double bedroom benefits from an en-suite shower room. There is a further three bedrooms, served by a family bathroom with a modern suite. The property also enjoys well kept gardens - the enclosed garden has a timber decking area, as well as a paved patio area, offering outdoor space for relaxation or play. There is ample off road parking, which leads to a detached garage. This stand out home needs to be viewed to appreciate the plot size and well maintained accommodation.

Garforth provides a range of local amenities including supermarkets, independent shops, cafés and pubs centred around Main Street. The area is well-regarded for schooling options within the town and neighbouring communities.

Public transport links are a key attraction. Garforth Station and East Garforth Station both provide regular services to Leeds (typically around 10–15 minutes) and York (around 20–25 minutes), making the property suitable for commuters. Road connections are strong, with convenient access to the A1(M) and M1 for travel across West and North Yorkshire.







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.

6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents