



Appletree Court | Garforth | LS25 1BA

Four bedroom semi-detached | Council Tax Band D | EPC Rating B

Offers Over  
£400,000

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**\*\*\*RARE OPPORTUNITY. IMMACULATE THROUGHOUT. TUCKED AWAY POSITION. SOUGHT AFTER LOCATION. \*\*\***

Set on a select small private cul de sac is this stunning property which boasts four spacious bedrooms, making it an ideal family home. The well-designed layout includes a welcoming reception room that provides a perfect space for relaxation and entertaining guests.

The heart of the home is the open plan kitchen and dining area, which is perfect for family gatherings and social occasions. This modern space is both functional and stylish, allowing for seamless interaction while cooking and dining. The property also features two well-appointed bathrooms with separate shower in the main bathroom, ensuring convenience for all residents along with a ground floor WC.

For those with vehicles, the property offers ample parking for up to three vehicles, along with a garage that has been thoughtfully converted and currently used as a bar area. This unique feature adds a touch of luxury and provides an excellent space for entertaining friends and family adjoining the private enclosed garden.

Additionally, the top floor bedroom is air-conditioned, providing a comfortable retreat during warmer months. The inclusion of an electric vehicle charger further enhances the property's appeal, catering to the needs of modern living.

Overall, this semi-detached house in Garforth presents a wonderful opportunity for those seeking a spacious and well-equipped family home in a friendly neighbourhood, set in the catchment for Strawberry Fields and the Academy which has an outstanding Ofsted rating currently. With its excellent amenities and thoughtful features, it is sure to impress. Do not miss the chance to make this lovely property your new home.







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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