

Mike  
**Dobson**



**7 Firthfields**

Garforth, Leeds, LS25 2HD

**£270,000**

# 7 Firthfields

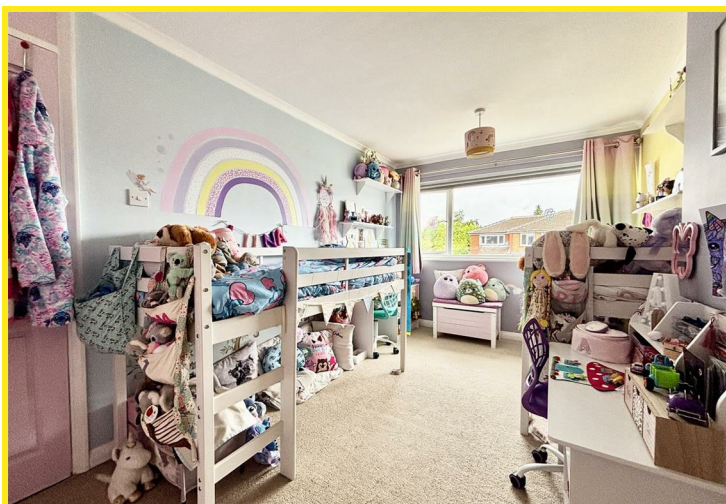
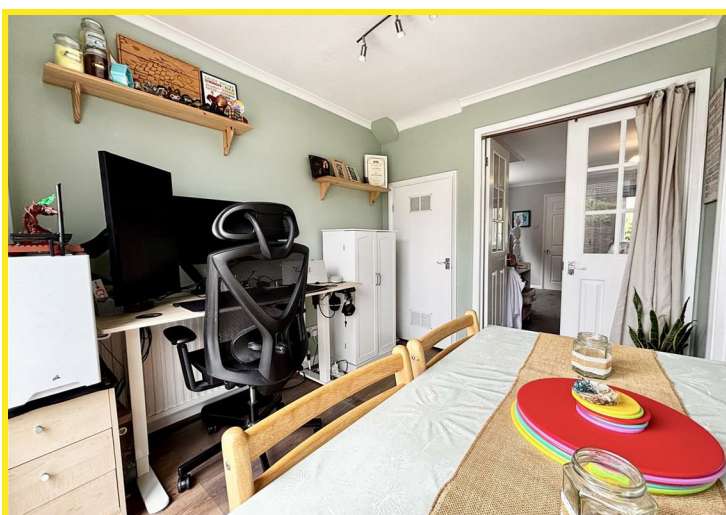
Nestled in the desirable area of East Garforth, Leeds, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property is ideally located near the train station, making it an excellent choice for commuters and families alike.

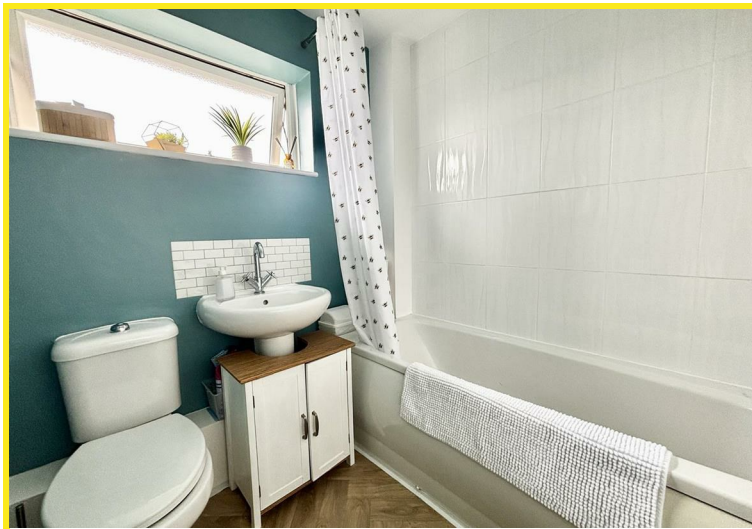
Upon entering, you are greeted by a spacious lounge that boasts double doors leading to the dining room, which has sliding patio doors that open up to the private rear garden, allowing for a seamless indoor-outdoor living experience. The fitted kitchen is equipped with an electric hob and oven, providing a practical space for culinary endeavours.

The property features three bedrooms, with the main bedroom including fitted cupboards that serve as wardrobe space. The family bathroom is fitted with a modern three-piece white suite, ensuring functionality and style.

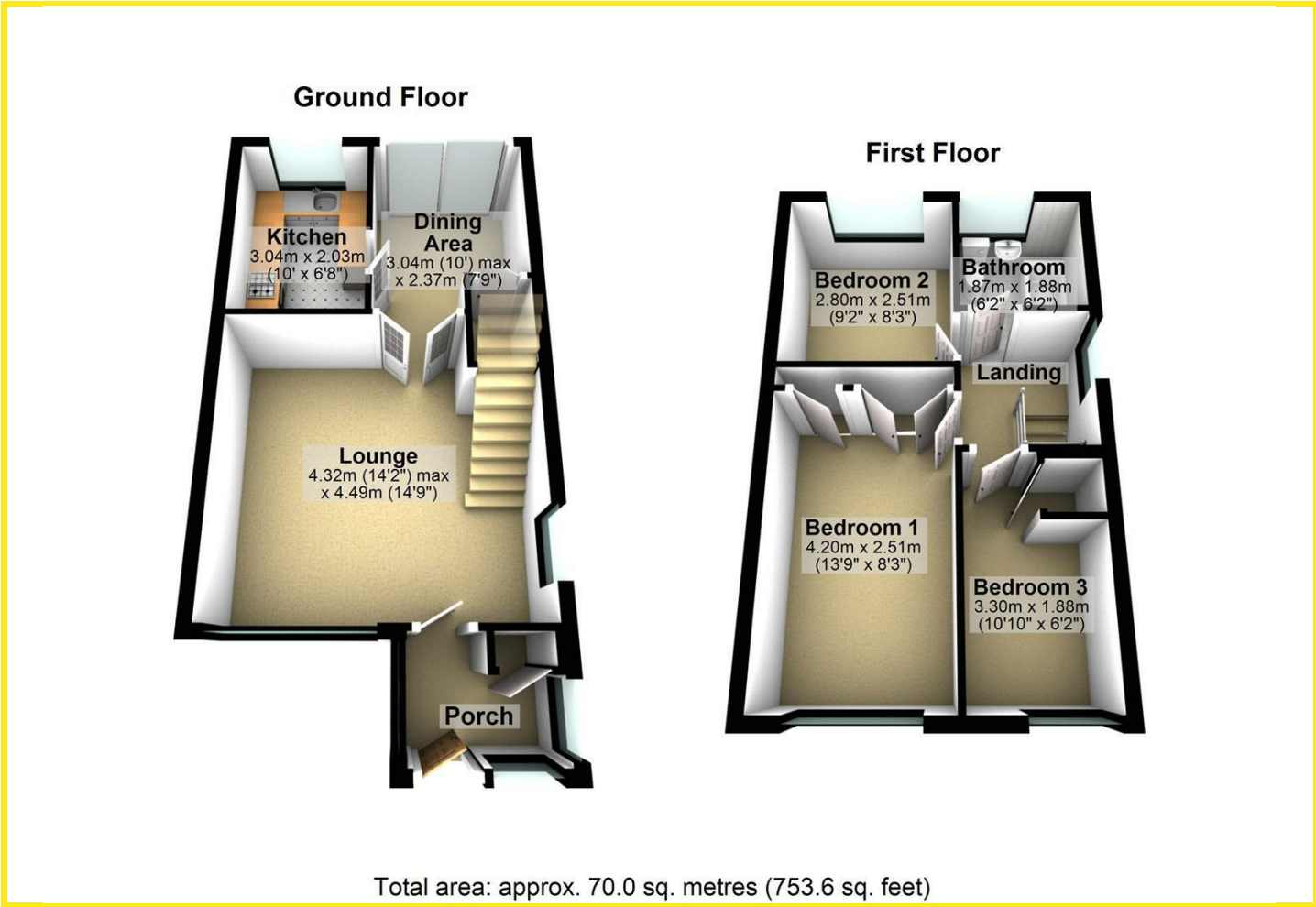
Outside, the driveway offers ample off-road parking, leading to a detached single garage for additional storage or workshop space. The rear garden features a paved seating area, a well-maintained lawn, and a barked play area, making it an ideal space for children to play or for hosting summer gatherings.

This semi-detached house in Firth Fields is a wonderful opportunity for those seeking a family home in a sought-after location. With its generous living spaces, convenient amenities, and a lovely garden, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your new home.

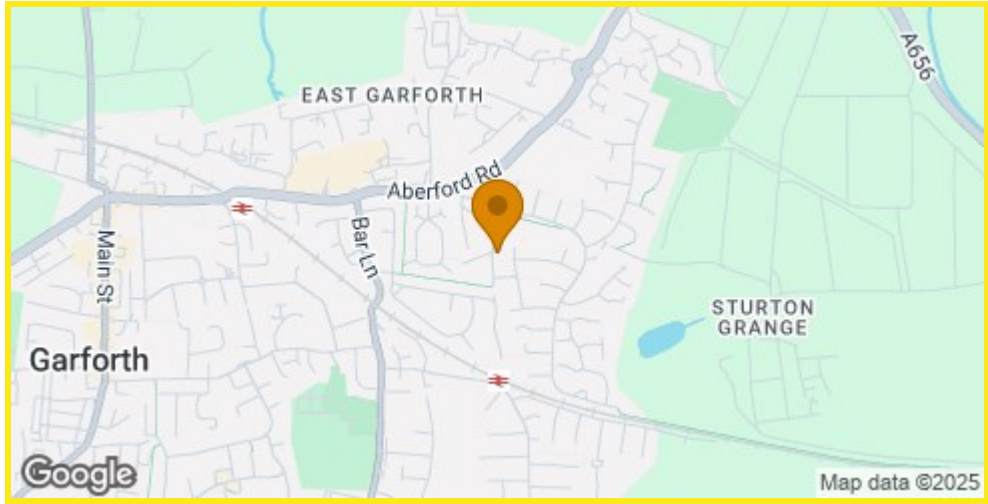




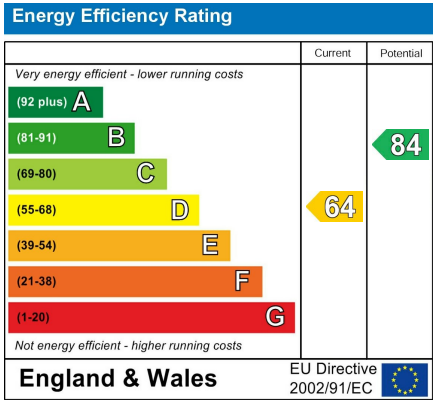
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn onto Main Street and proceed ahead to the traffic lights at the top of Main Street. Turn right at traffic lights on to Aberford Road and proceed ahead over the bridge and continue along. Take the fourth turn right on to Sturton Lane and then second right on to Firthfields.