Mike Dobson







20 Knightsway

Garforth, Leeds, LS25 1BG

Chain Free £260,000

20 Knightsway

Nestled in the desirable area of Knightsway, Garforth, Leeds, this extended three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream, family home. The property is chain-free and although requires some modernisation, the property has been well maintained, including a recently refurbished roof, but allowing you to add your personal touch!

The ideal location is a significant advantage, with local shops and reputable schools in walking distance including Strawberry Fields Primary School and Garforth Academy 11- 18, with an Ofsted rating of outstanding. There are excellent public transport links including Garforth train station, bus routes to Leeds city centre and accessible to the A1(M), making commuting hassle free.

Upon entering, you will find two spacious reception rooms, perfect for family gatherings or entertaining guests. The layout offers a comfortable living space, with ample room for relaxation and socialising. The three well-proportioned bedrooms provide a peaceful retreat for rest and rejuvenation.

The attractive frontage of the property has established foliage, and wrought iron gates lead to a substantial brick-paved driveway, providing off-road parking for your convenience. A detached brick built garage with an up-and-over door offers additional storage or workshop space. The private and enclosed lawned rear garden is perfect for enjoying sunny afternoons. Additionally, a greenhouse situated at the rear of the garage presents an opportunity for gardening enthusiasts.

This property is a fantastic canvas for those looking to invest in a home in a sought-after location. With its potential and proximity to local amenities, it is not to be missed.









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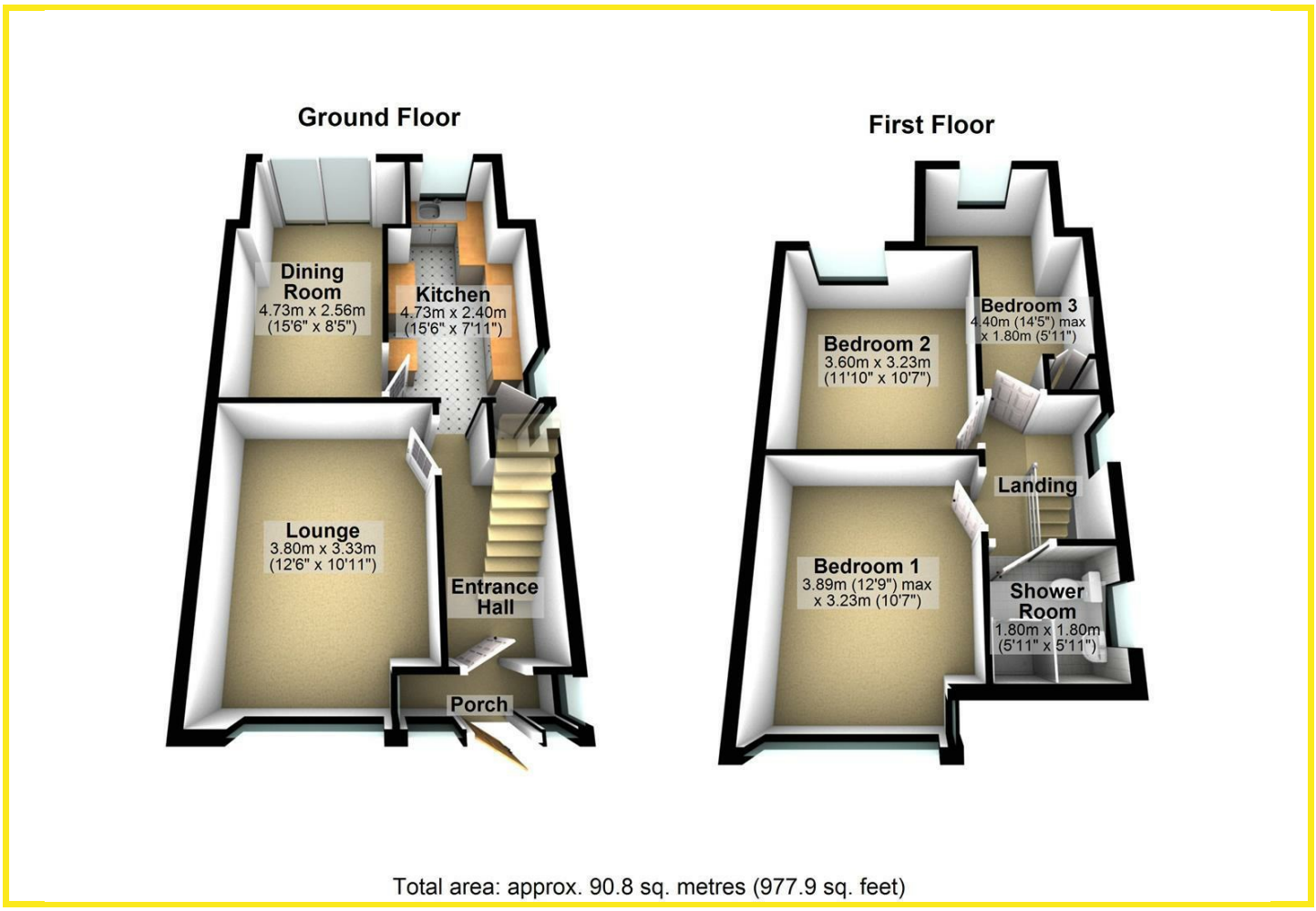








Floor Plan

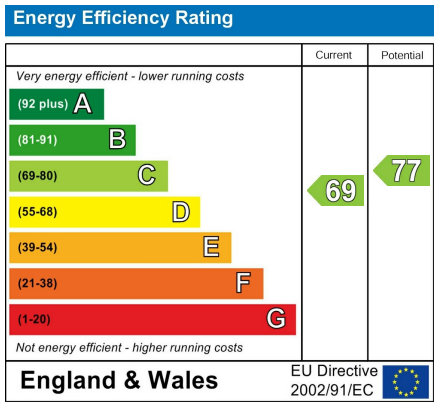


Total area: approx. 90.8 sq. metres (977.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by Garforth Academy. Take the first left off Lidgett Lane on to Ringway. Knightsway is then the first turning off Ringway on the right hand side.

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