

*Mike*  
**Dobson**



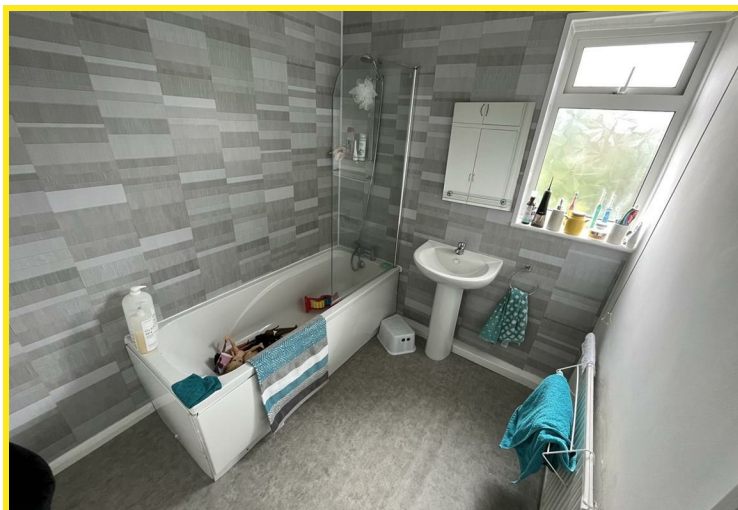
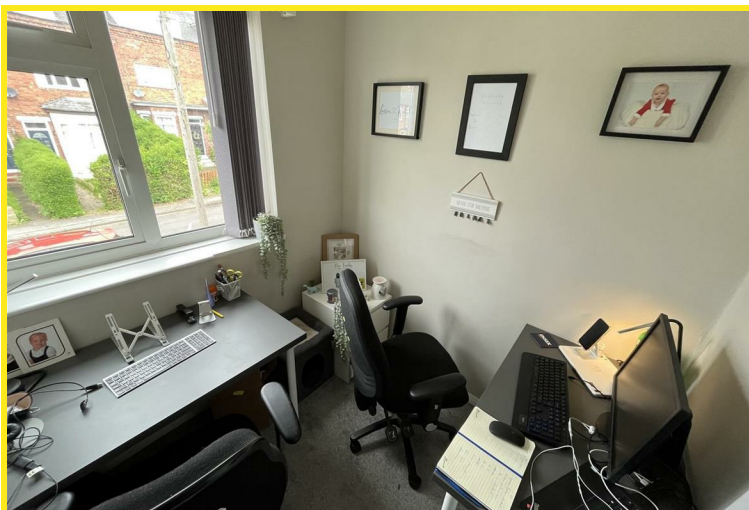
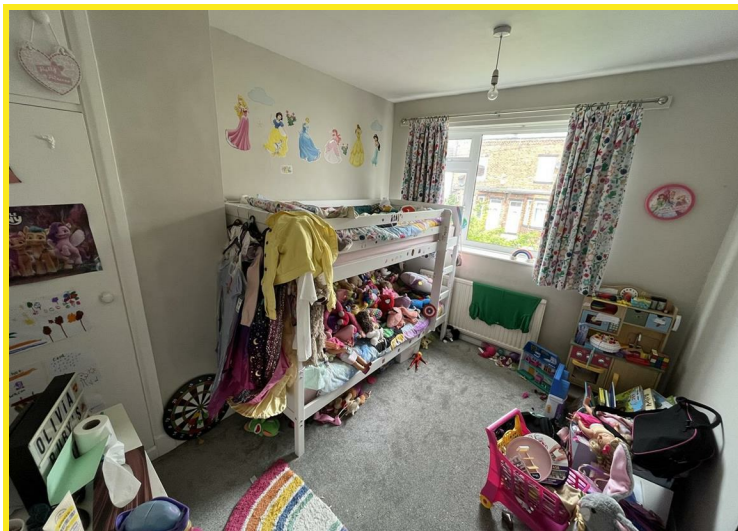
**22 Cyprus Terrace**  
Garforth, Leeds, LS25 1AP

**£209,995**



## 22 Cyprus Terrace

Having no onward chain, is a three bedroom mid terrace house situated within walking distance to Garforth Main Street and within close proximity to all other local amenities. The accommodation briefly comprises entrance hall, lounge, kitchen/diner, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, and separate W.C. In addition, the property has PVCu double glazed windows and entrance doors, gas fired central heating with Worcester combination boiler located in one of the kitchen cupboards and being checked on an annual basis, fitted kitchen with four ring hob, splash-back, extractor over, and built in oven, space for fridge/freezer, plumbing for washing machine, space for dryer, and useful pantry cupboard underneath the stairs, single wardrobe to bedroom one, and two piece white bathroom suite with shower over the bath and double recessed storage cupboard. Externally, to the front of the property is a washed pebble stone garden with pathway leading to the front door and also down to the rear garden. There is on street parking, which is on a first come first served basis. To the rear of the property is a fully enclosed garden comprising of a paved patio seating area with washed pebble stones and a wrought iron gate.

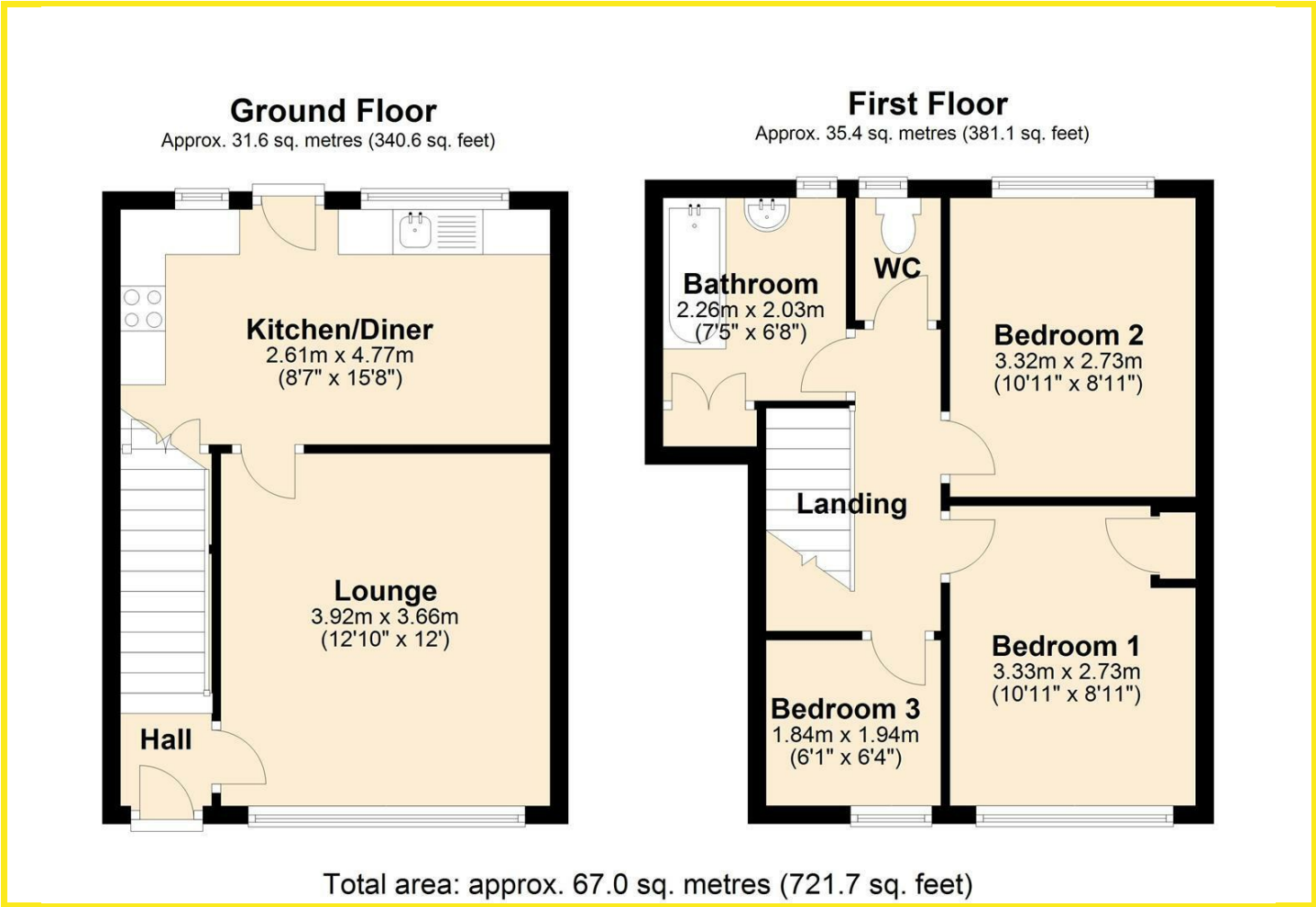








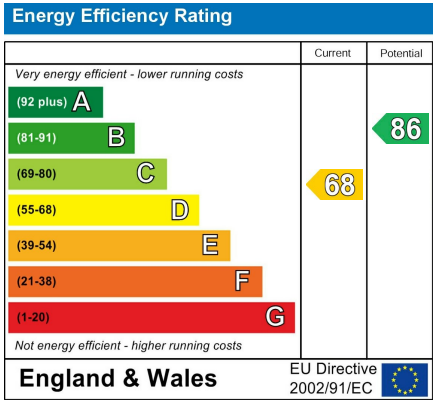
Floor Plan



Area Map



Energy Efficiency Graph



Directions

At the traffic lights at the top of Garforth Main Street turn left down Wakefield Road. Turn left on to Cyprus Road then right on to Cyprus Terrace.

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