

*Mike*  
**Dobson**



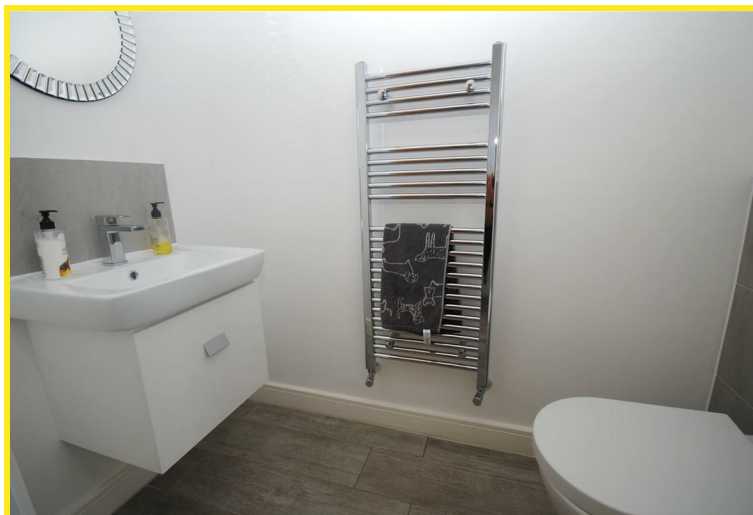
**1 Appletree Court**  
Garforth, Leeds, LS25 1BA

**£340,000**

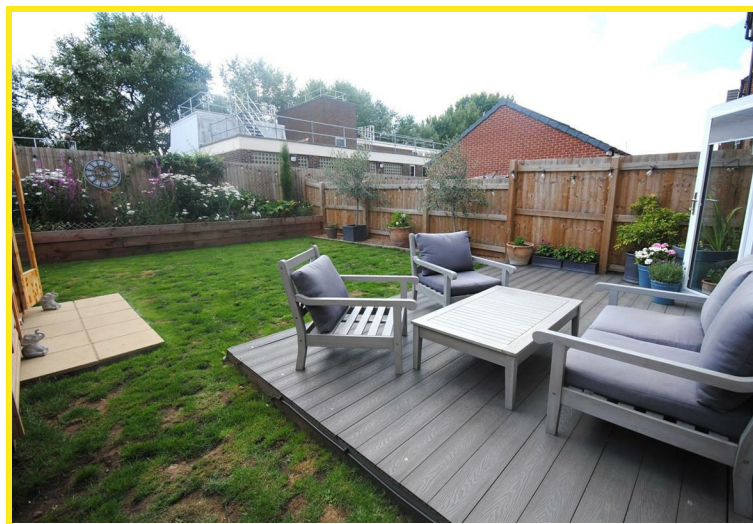
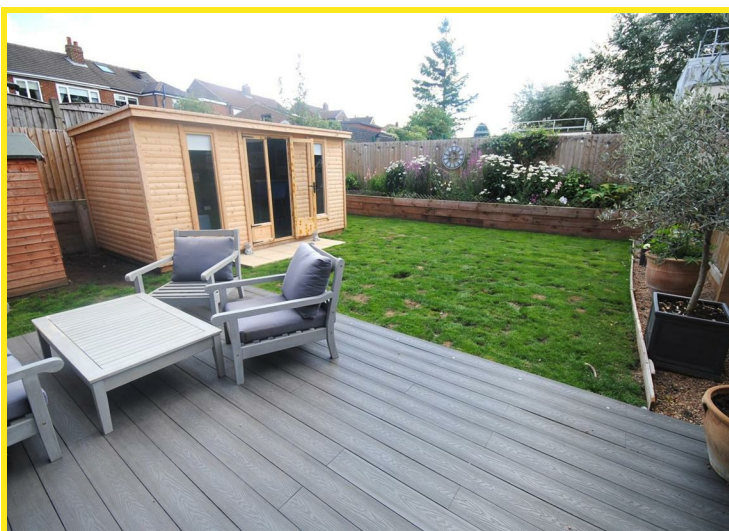
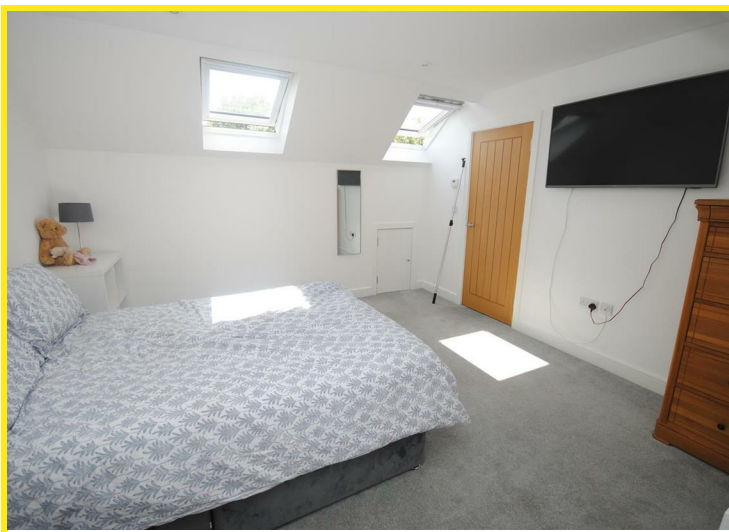


# 1 Appletree Court

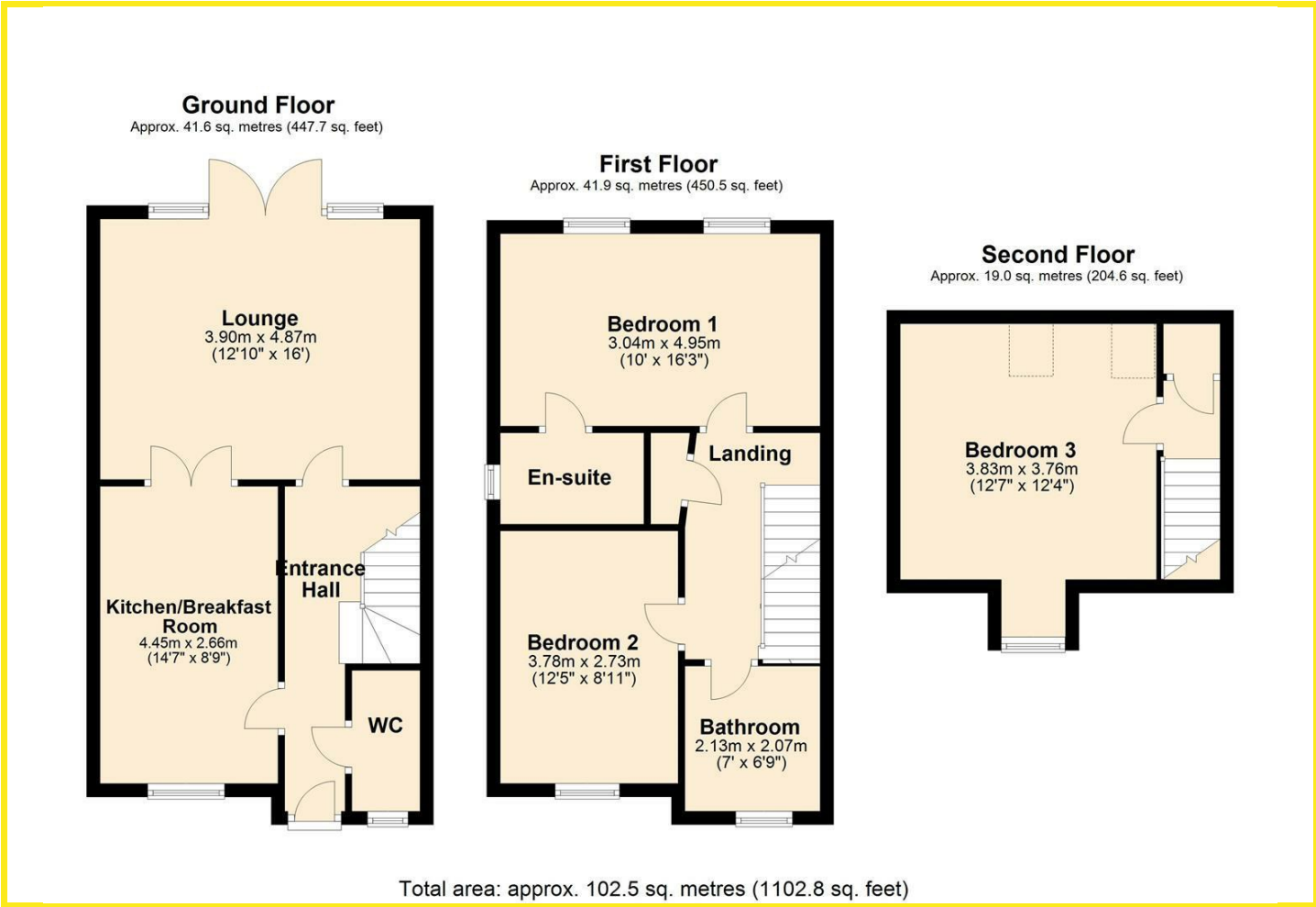
We are delighted to offer for sale this spacious three bedroom semi-detached house, built in 2020 and tucked away in a private cul-de-sac location, having easy access to Garforth Main Streets shops, Garforth Academy, train station and the A1/M1 motorway. The spacious accommodation which is spread over three floors briefly comprises entrance hall, ground floor WC, lounge, dining kitchen, two double bedrooms the first floor with the main bedroom having an en-suite shower room, family bathroom and a further spacious double bedroom to the second floor. In addition the property has PVCu double glazing throughout, gas central heating, solid oak doors throughout, tiled flooring throughout the ground floor, modern two piece white suite to the ground floor WC, modern fitted kitchen having a range of built in appliances to include electric hob with extractor hood over, washing machine, dish washer and fridge/freezer, to the lounge French doors lead out on to the south facing rear garden. the main bedroom has a white en-suite shower room and John Lewis wardrobes, the family bathroom also has a three piece white suite with shower over bath and side screen. Outside the front of the property is a driveway providing off road parking for two cars with a small pebbled area and shrubs. A side access gate leads to the rear fully enclosed south facing garden with composite decked seating area and lawn with raised shrub beds to the borders. In addition there is a summerhouse (14x8) with power and fitted bar. the property also benefits from CCTV and burglar alarm. An early viewing is an absolute must to avoid disappointment. Council tax band D.







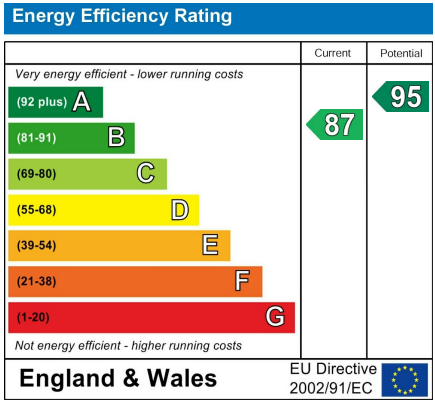
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth Office turn left on to Main Street. Follow Main Street which will in turn lead onto Lidgett Lane. Follow the road round and the property can be found on the left hand side next to the police station.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.