

*Mike*  
**Dobson**



**57 Acaster Drive**  
Garforth, Leeds, LS25 2BH

**£280,000**



# 57 Acaster Drive

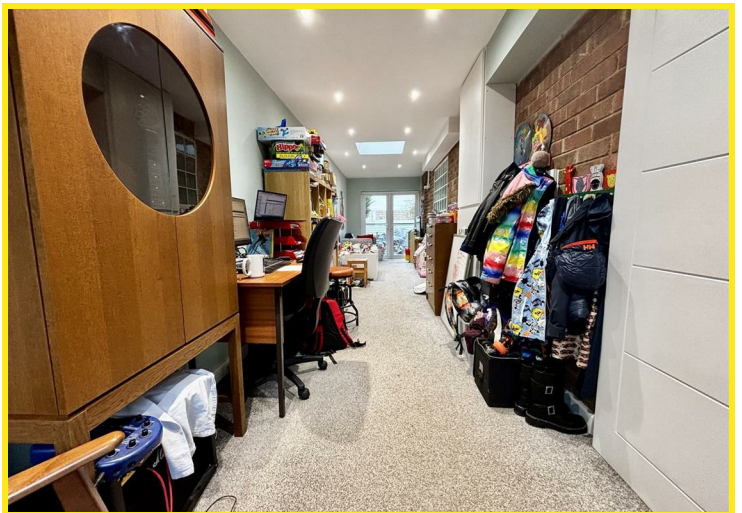
Nestled in the charming area of Acaster Drive, Garforth, Leeds, this extended semi-detached family home offers a perfect blend of space and comfort. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into the modern kitchen/dining room having integrated appliances, and there is a large playroom or office, measuring an impressive 8 metres in length. This versatile space can be tailored to suit your family's needs, whether it be a play area for children, a home office, or a creative studio. The property also benefits from new PVCu double glazed windows and French doors, as well as gas central heating with combination boiler.

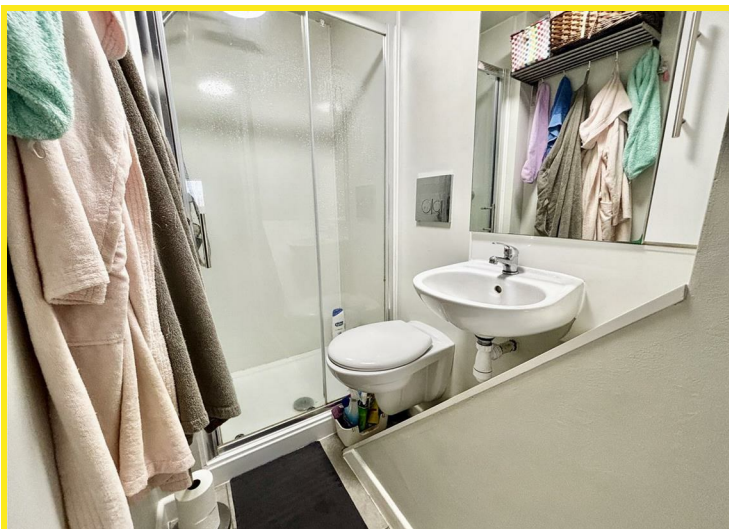
The ground floor also features a convenient bathroom, while the first floor boasts a modern shower room, ensuring ample facilities for busy family life. The utility room adds to the practicality of the home, providing additional storage and laundry space. There are also fitted wardrobes to the main bedroom.

Outside, the property has off-road parking at the front, making it easy for you and your guests to come and go without the hassle of street parking. To the rear is a private and enclosed rear garden with paved patio seating areas and lawn.

This delightful home is not only spacious but also well-located, offering easy access to local amenities, schools, and transport links. It presents an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely property your new family home.

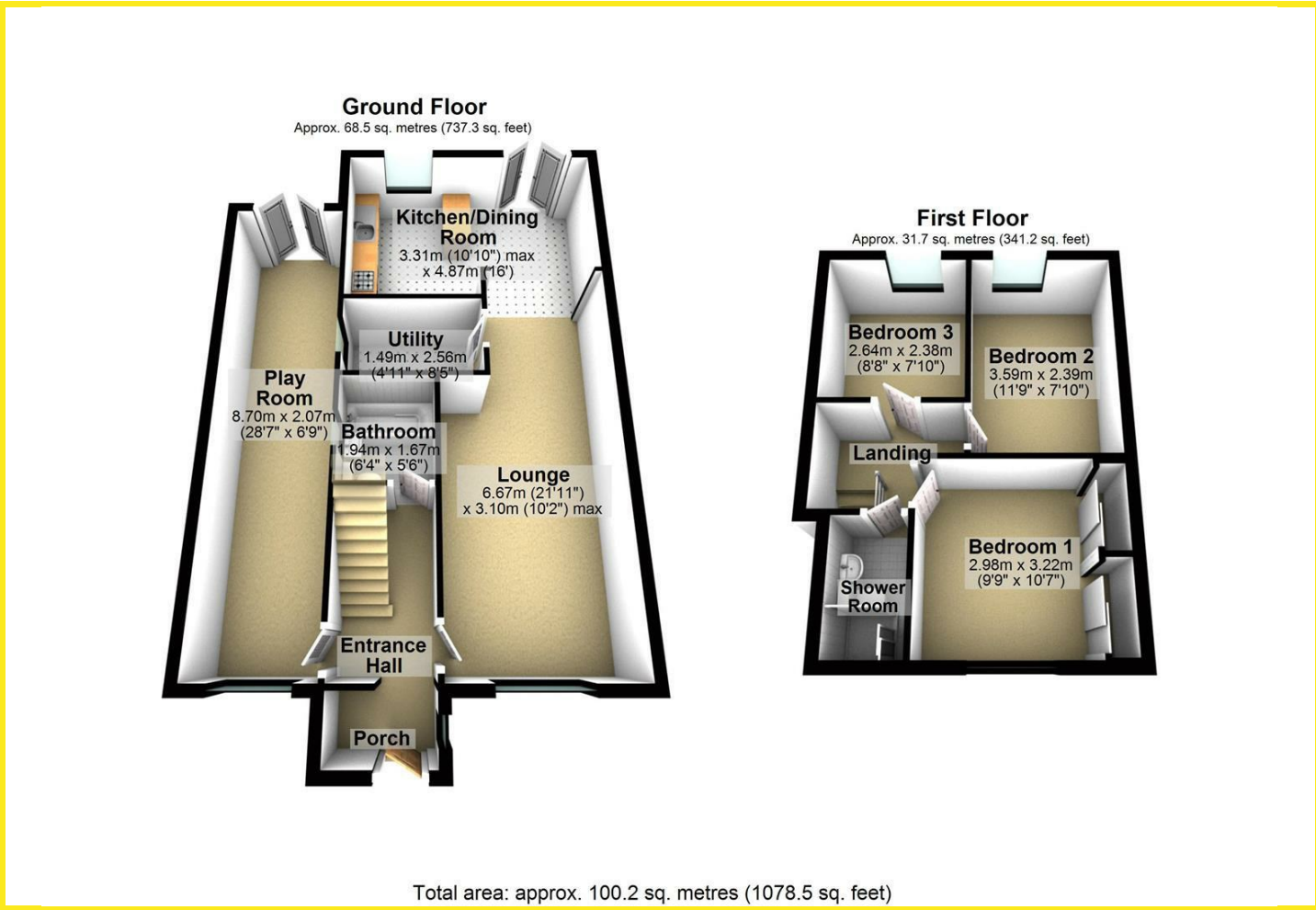




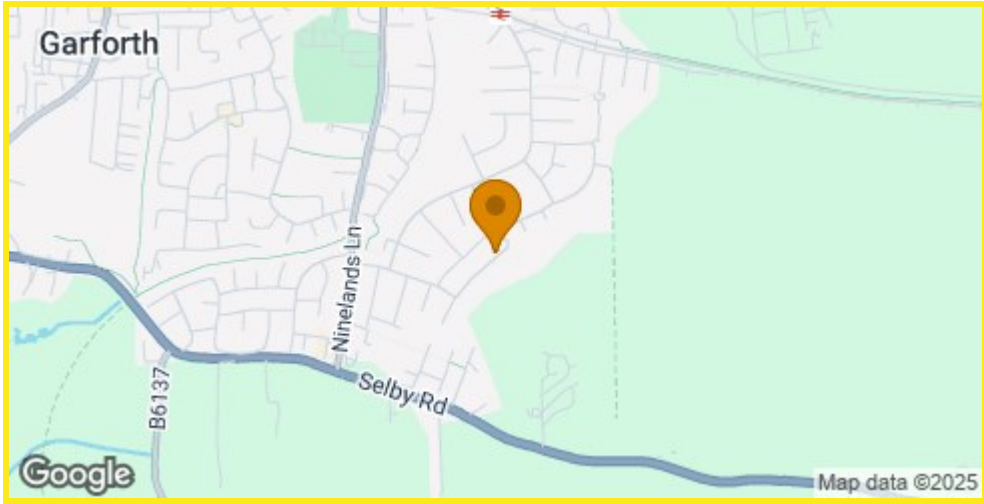




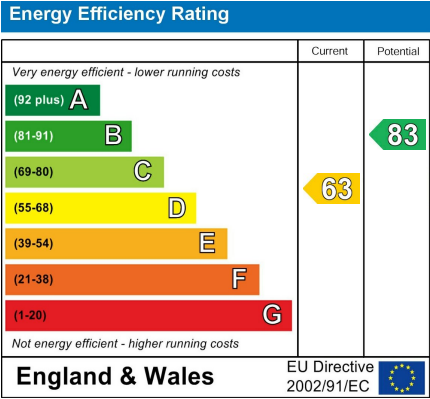
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. From Ninelands Lane take the first turning right on to Hazelwood Avenue. Follow Hazelwood Avenue to the 'T' junction and turn left onto Acaster Drive where the property can be found on the left hand side.