

Mike
Dobson



17 Edinburgh Place
Garforth, Leeds, LS25 2LN

£550,000

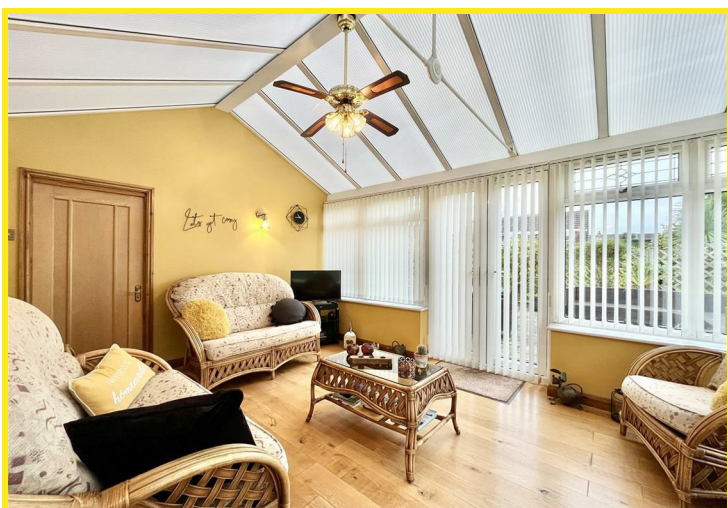
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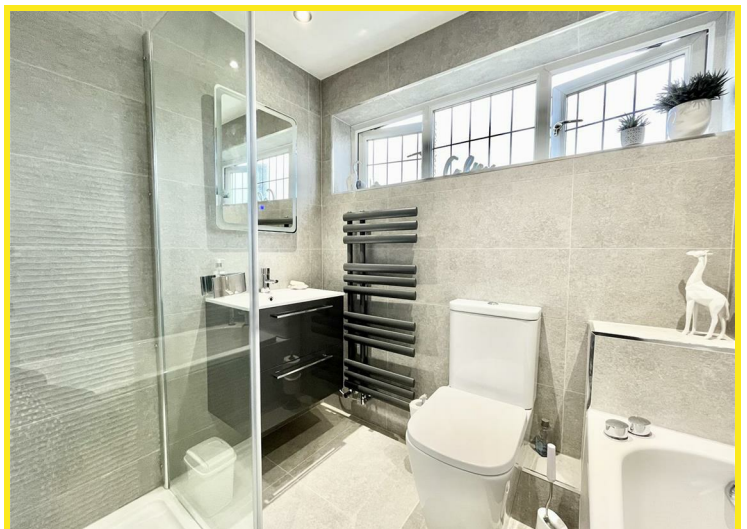
A fantastic opportunity to purchase an extended 4/5 bedroom detached family home situated at the head of a cul-de-sac to the East of Garforth and within walking distance to East Garforth train station.

The spacious accommodation briefly comprises entrance hall, lounge, kitchen/diner, conservatory, first floor landing, bedroom one, en-suite, bedroom two, bedroom three, bedroom four, bedroom five and bathroom/W.C.

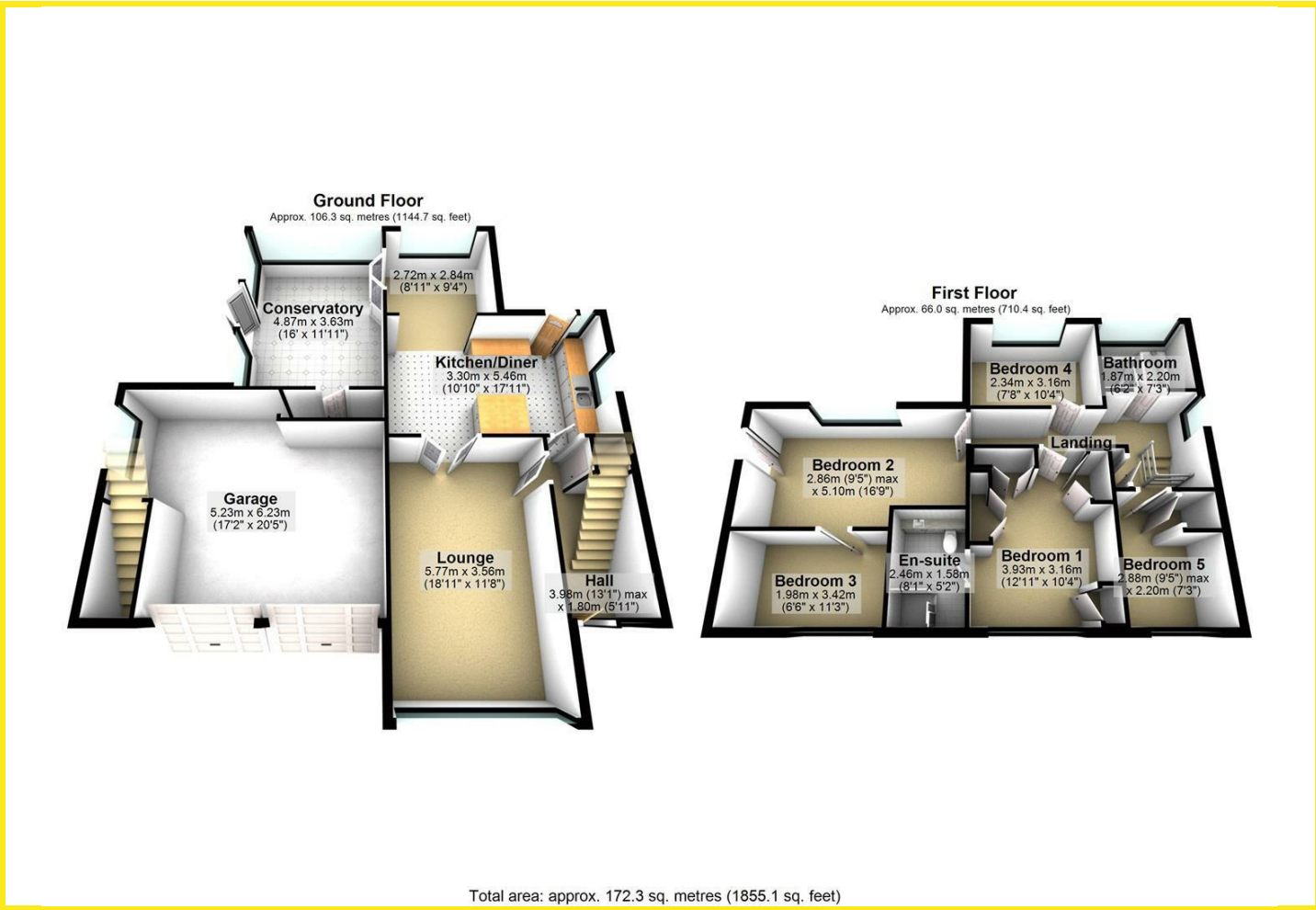
In addition the property has an alarm system, PVCu double glazed windows and entrance doors, gas fired central heating with Worcester combination boiler being serviced annually with the last service being done in November 2024, stunning open plan kitchen/diner with high gloss made to measure kitchen including induction hob, extractor, double oven, combination microwave, coffee machine, dishwasher and fridge/freezer, access point to loft with pull down ladder, being fully insulated and partly boarded, fitted wardrobes to bedroom one, and storage cupboard to bedroom five and landing.

Externally, there is a large block paved driveway providing ample off road parking to the front and side of the property. There is a double integral garage with two up and over doors. To the rear of the property is a paved patio seating area and large lawned garden extending to the side with a wide variety of plants, shrubs and trees to the borders. There is also a greenhouse, metal storage shed, outside power point and water tap and external separate staired access to bedroom two.

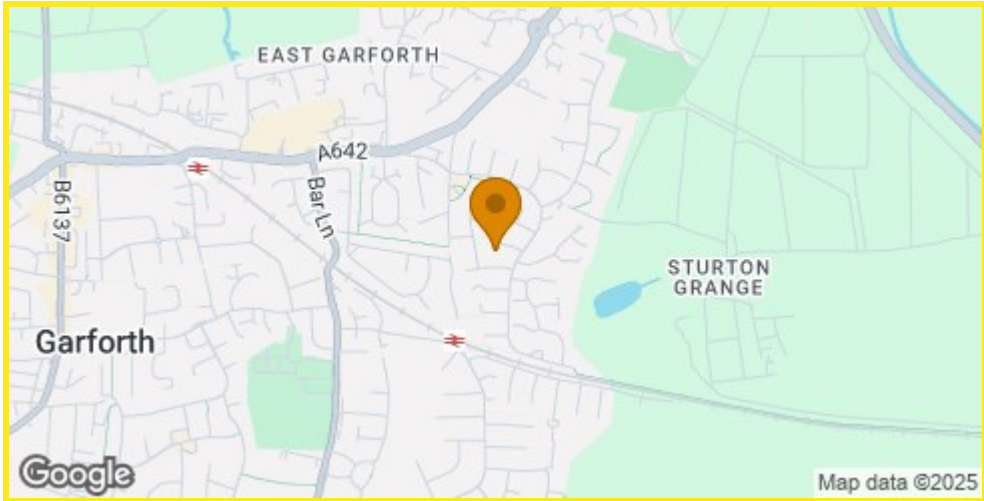




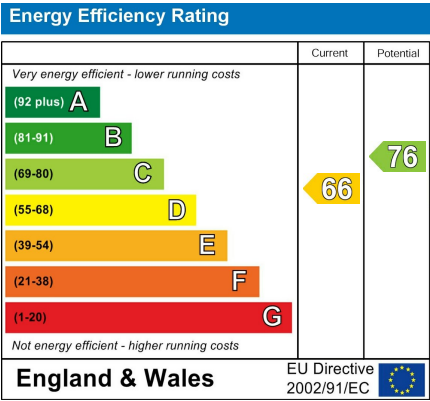
Floor Plan



Area Map



Energy Efficiency Graph



Directions