

Mike  
**Dobson**



**3 Invargarry Close**  
Leeds, LS25 2NB

**£225,000**

### 3 Invargarry Close

Nestled in the tranquil cul-de-sac of Invargarry Close, Garforth, this charming two-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a larger than average plot, providing ample outdoor space, including a delightful private rear garden complete with a patio and a well-maintained lawn area, ideal for relaxation or entertaining guests.

Upon entering, you will find a welcoming reception room that leads to a well-appointed kitchen featuring an integrated oven and hob, along with an extractor fan, making it a practical space for culinary enthusiasts. The property benefits from UPVC double glazing throughout, ensuring warmth and energy efficiency, while the Glow Worm boiler, only four years old, adds to the home's modern appeal.

The accommodation comprises two generously sized bedrooms, perfect for a small family or professionals seeking extra space. The bathroom is conveniently located, serving the needs of the household with ease.

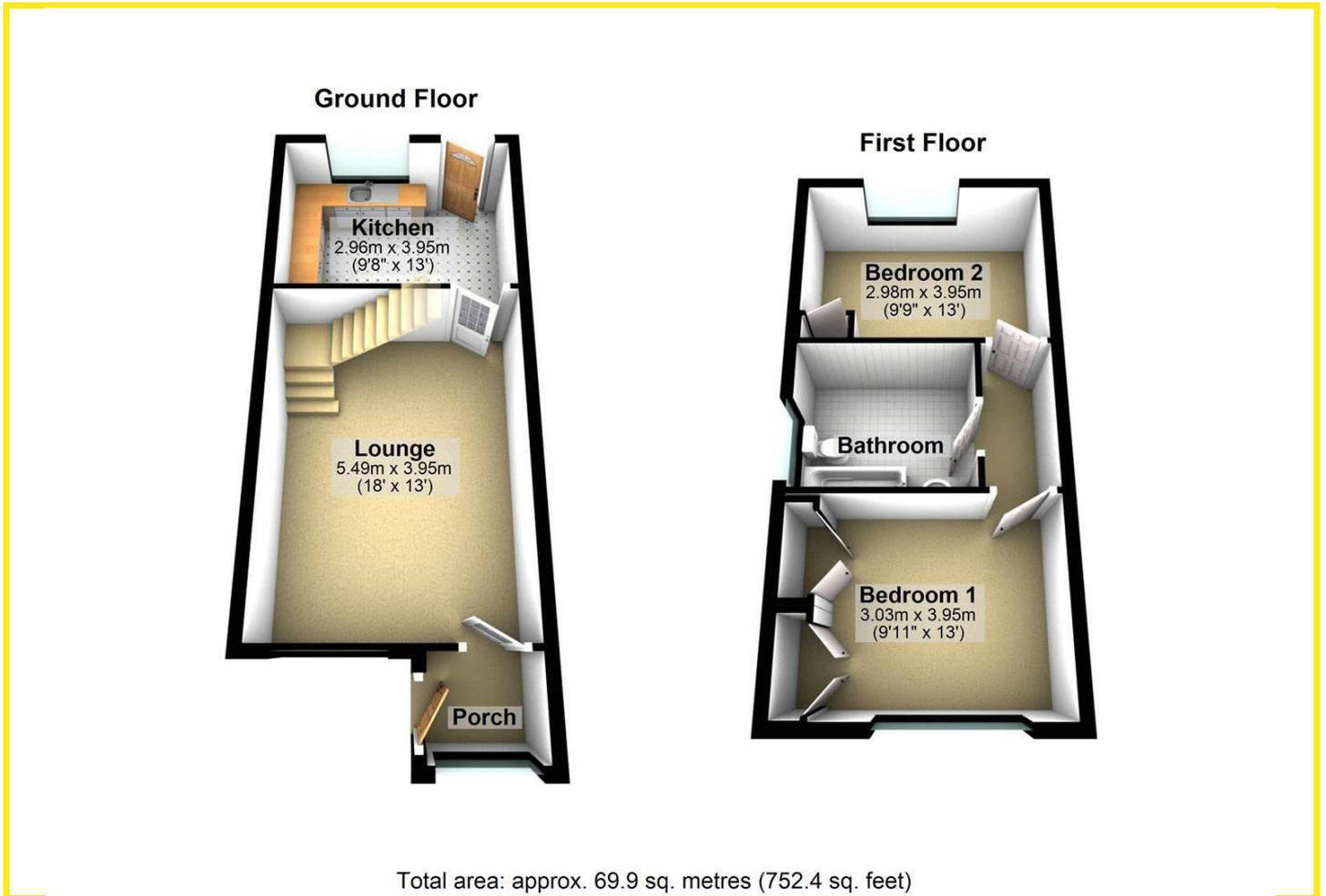
Outside, the property features a large front garden with both lawn and gravel areas, providing a pleasant first impression and additional outdoor space. The driveway allows for parking multiple vehicles, complemented by a single detached garage, enhancing the practicality of this lovely home.

Situated in a sought-after location, this property is close to excellent transport links, making commuting a breeze. With no onward chain, this semi-detached house is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this home offers a wonderful opportunity to enjoy a peaceful lifestyle in a desirable area.





## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the fifth turning off on the right hand side on to Sturton Lane. Follow Sturton Lane, turning left onto Braemar Drive and then fourth left onto Invargary Close where the property can be found as indicated by the agents board

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