

Mike
Dobson



8 Hazel Mount

Garforth, Leeds, LS25 1FF

£475,000

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Nestled within the prestigious Charles Church Silverwood Development in Garforth, this stunning detached house on Hazel Mount is a true gem. Completed in October 2023, meaning it is still within the 10 year NHBC, the property boasts a modern and elegant design, enhanced by a number of thoughtful upgrades made by the current owners including LVT flooring throughout the entrance hall and kitchen/dining/family room.

As you step inside, you are greeted by a beautifully presented interior that exudes contemporary charm. The heart of the home is the open plan kitchen, dining, and family room, which features exquisite Quartz work surfaces and a suite of integrated appliances, including a fridge freezer, dishwasher, washing machine, wine fridge, four-ring induction hob, and a double electric oven. This space is perfect for both entertaining and everyday family life. There is also the added benefit of a ground floor WC.

The property offers five bedrooms, providing ample room for family and guests. The main bedroom is particularly impressive, featuring fitted wardrobes and a luxurious en-suite shower room, complete with a double shower cubicle, rainfall shower, pedestal wash basin, and low flush WC.

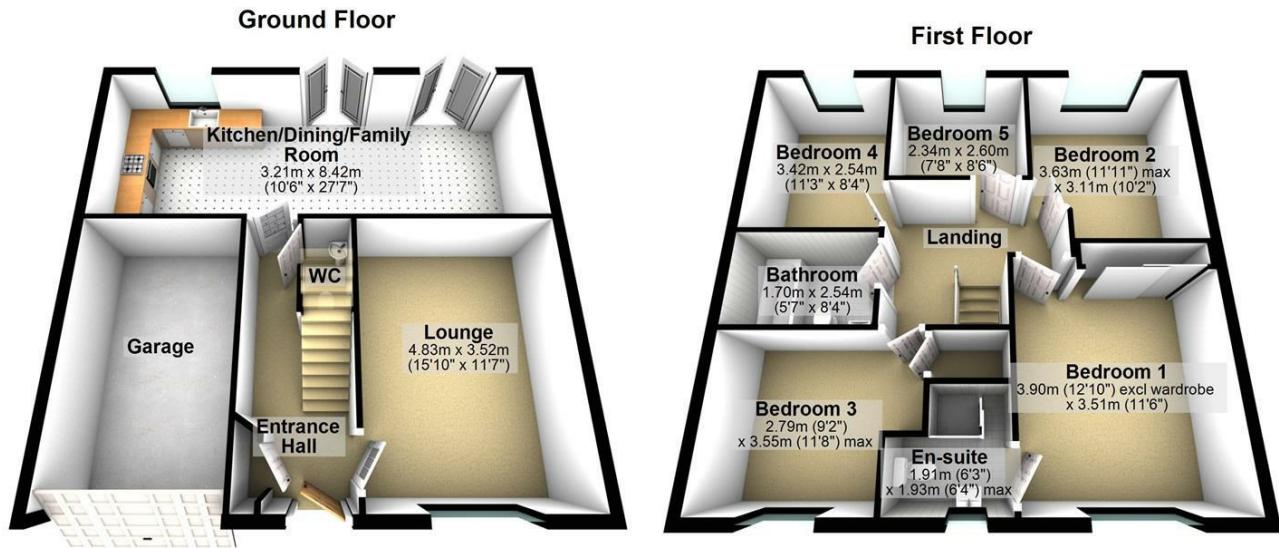
Outside, the home is set on a private driveway, shared with one other property, with off-road parking for two vehicles, along with an electric vehicle charging point for added convenience. The integral garage is equipped with power and light, making it a versatile space for storage or hobbies. The private and enclosed rear garden is a delightful retreat, featuring a patio seating area and lawn, ideal for outdoor gatherings or quiet relaxation.

This exceptional property combines modern living with a desirable location, making it a perfect choice for those seeking a stylish family home in Garforth. Don't miss the opportunity to make this beautiful house your new home.



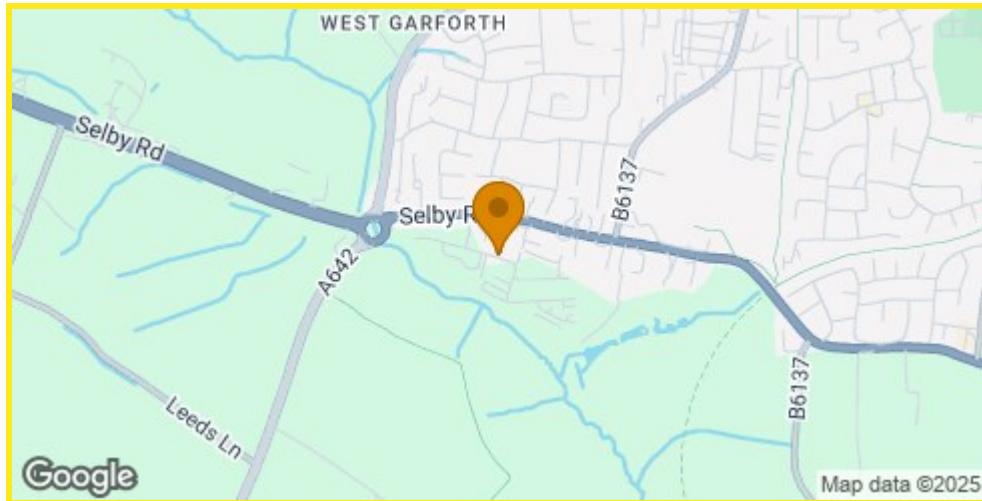


Floor Plan

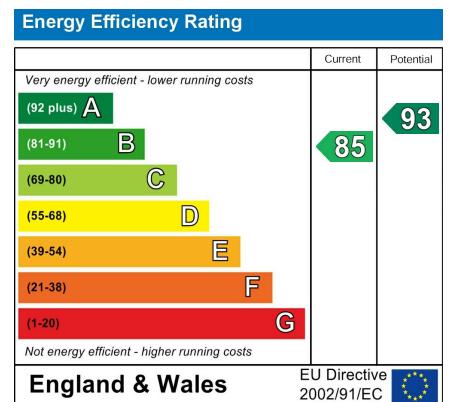


Total area: approx. 135.7 sq. metres (1460.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left, going straight down Lidgett Lane to the traffic lights. Turn right onto Selby Road, taking your first left onto Roscommon Road, then a left again onto Roscommon Way. Follow this road around and take your third left onto Hazel Mount where the property can be seen on the right hand side.

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>