

*Mike*  
**Dobson**



**8 Station Court**

Garforth, Leeds, LS25 2QQ

**£165,000**



# 8 Station Court

Welcome to this charming two-bedroom flat located in the desirable Station Court, Garforth, Leeds. This first-floor residence offers a spacious and comfortable living environment, perfect for individuals or small families. Close to transport links to Leeds city centre and York.

Upon entering, you will find a well-proportioned reception room that provides an inviting space for relaxation and entertainment. The flat boasts two generous double bedrooms, ensuring ample room for rest and personal space. The shower room is conveniently designed, catering to your daily needs with ease.

The kitchen features an integrated electric hob with an extractor and a built-in double oven, and fridge freezer, making it a delightful space for culinary enthusiasts. The flat benefits from gas central heating, ensuring warmth and comfort throughout the year.

Additionally, this property includes a loft space that has been thoughtfully boarded out, complete with ladders and power, offering extra storage. For those with vehicles, a garage and parking space are included, providing convenience and security.

As a leasehold property, the service charge is approximately £465 per quarter, and there are 87 years remaining on the lease, making this an attractive option for prospective buyers.

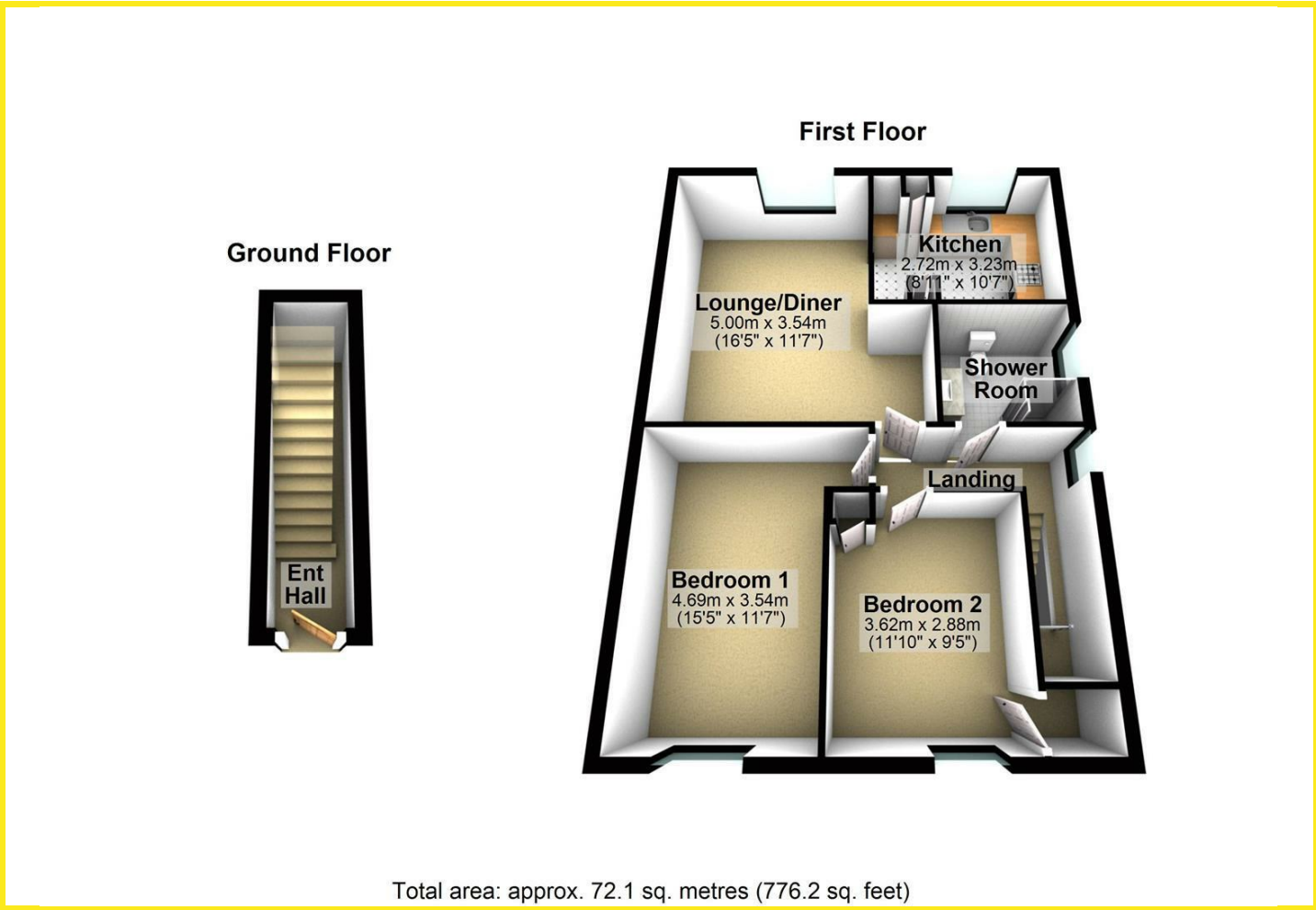
In summary, this flat in Station Court presents a wonderful opportunity to acquire a well-appointed home in a sought-after location. With its spacious layout, and additional storage options, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.



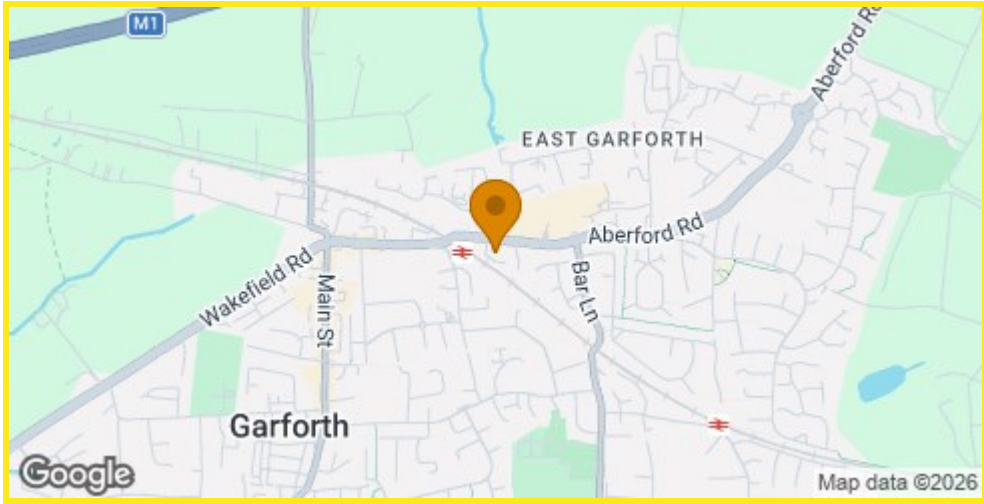




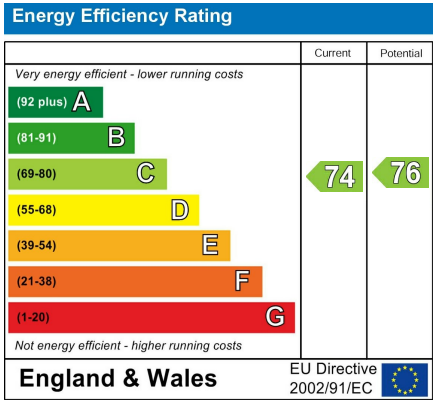
Floor Plan



Area Map



Energy Efficiency Graph



Directions

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