

Mike
Dobson



30 Marlowe Court
Garforth, Leeds, LS25 1PR

£259,995

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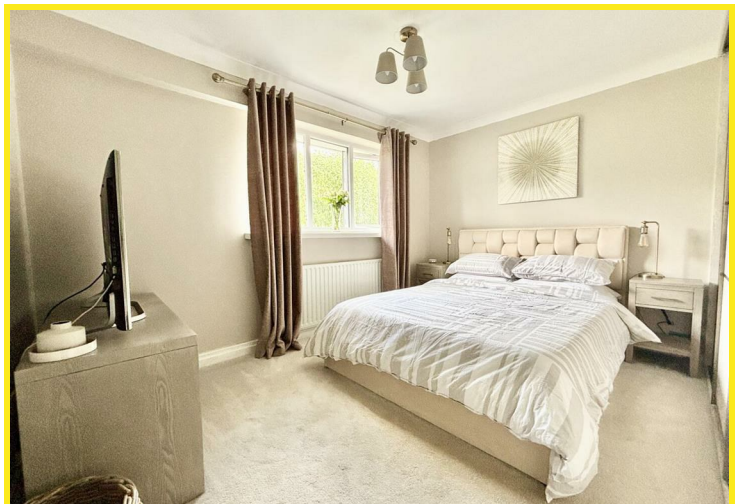
Welcome to this beautiful three-bedroom mid-terrace house located in the desirable Marlowe Court, Garforth. This property is perfectly positioned within walking distance of Garforth Train Station, making it an ideal choice for commuters. Additionally, you will find local schools and shops conveniently nearby, enhancing the appeal of this lovely home.

As you enter, you are greeted by a welcoming entrance hall that leads to a spacious lounge having a log burner, perfect for relaxation and entertaining. The modern fitted kitchen/diner is a standout feature, boasting integrated oven and hob, plus a stylish island, making it a delightful space for cooking and dining. This area flows seamlessly into a conservatory, which is currently utilised as a dining area. The conservatory features a fully tiled roof and French doors that open out to the private and enclosed rear garden, creating a wonderful indoor-outdoor living experience.

On the first floor, you will find three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes, providing ample storage space. The modern family shower room is thoughtfully designed, featuring a walk-in shower, a vanity wash basin, and a low flush WC, ensuring convenience for all.

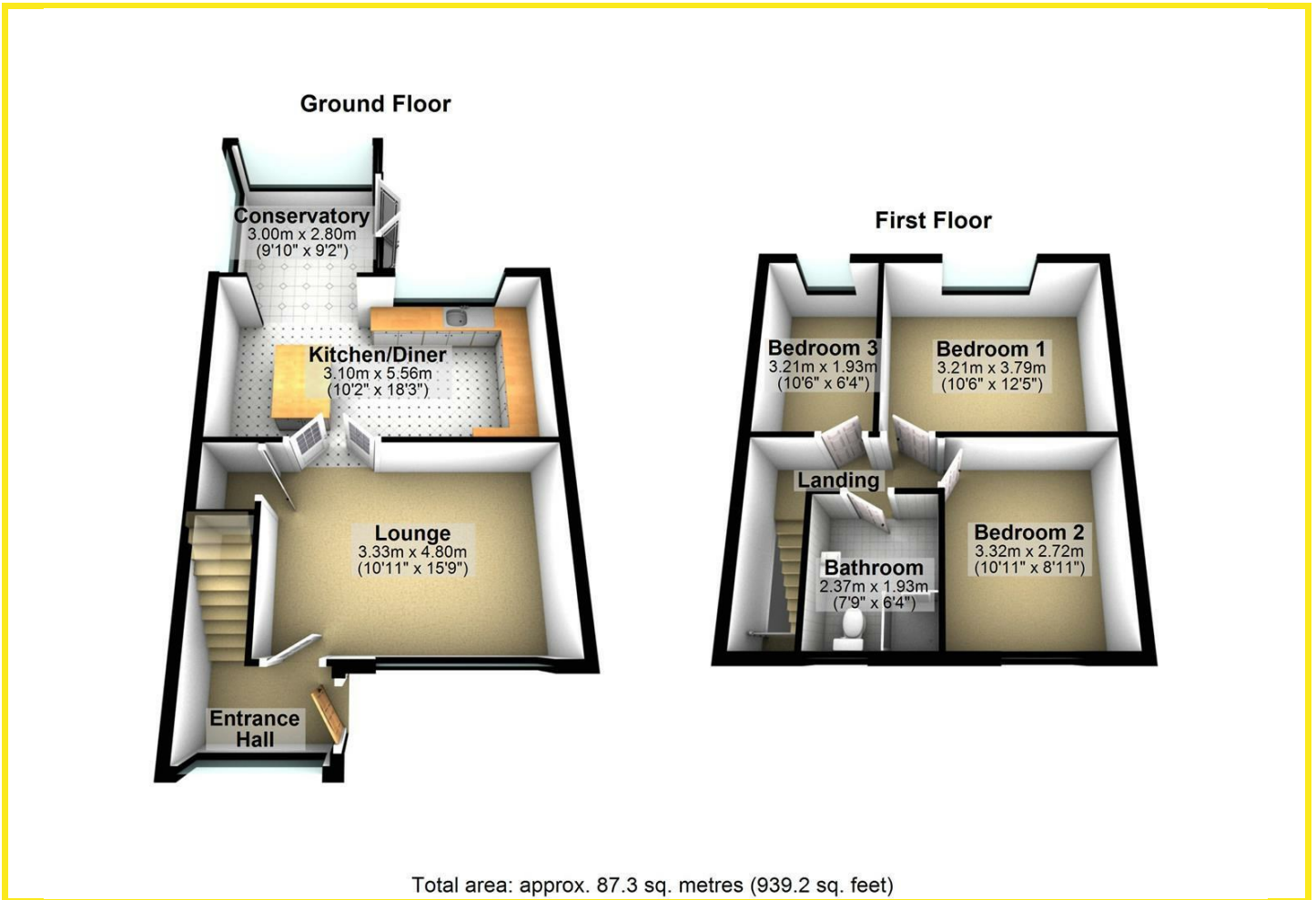
Outside, the property boasts a private rear garden, complete with a patio seating area and a lawn, perfect for enjoying sunny days. To the front, there is off-road parking for two cars, along with an electric vehicle charging point, catering to modern needs. There is also the added benefit of a garage which has had a new door and roof.

This charming home offers a perfect blend of comfort, style, and practicality, making it an excellent choice for families and professionals alike. Don't miss the opportunity to make this delightful property your own.

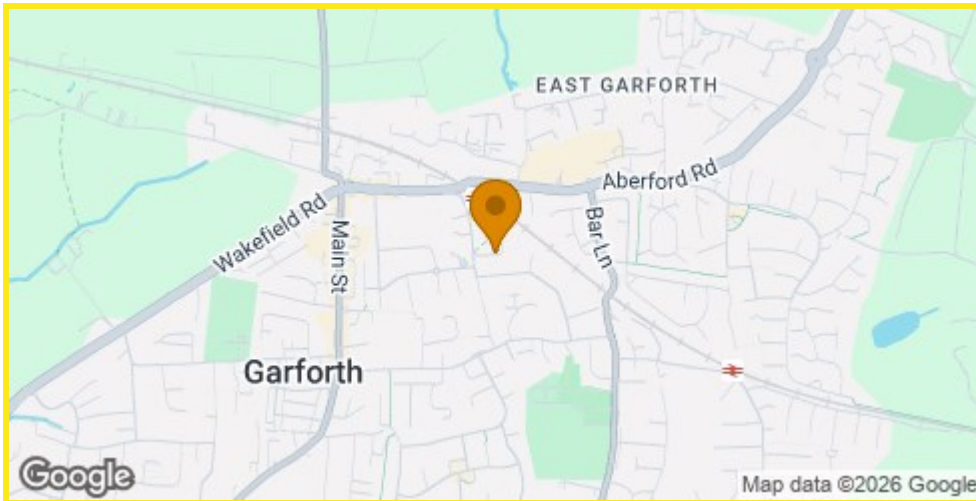




Floor Plan



Area Map



Energy Efficiency Graph

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

Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road. Take the second turning off on the right hand side on to Station Road which in turn becomes Station Fields. Marlowe Court is off Station Fields on the left hand side

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