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**Dobson**



**28a Barleyhill Road**  
Garforth, Leeds, LS25 1DY

**£230,000**

# 28a Barleyhill Road

Nestled on Barleyhill Road in the charming town of Garforth, Leeds, this delightful end-terrace house presents an excellent opportunity for young couples or families seeking their first home. Recently modernised, the property is conveniently located just 200 yards from a variety of shops, reputable local schools, and essential amenities, making it an ideal choice for those who value accessibility and community.

Upon entering, you will find a welcoming lounge that flows seamlessly into a spacious dining kitchen, perfect for family meals and entertaining guests. The addition of a conservatory enhances the living space, providing a bright and airy area to relax and enjoy the garden views. The first floor boasts three well-proportioned bedrooms, offering ample space for rest and privacy, alongside a modern bathroom that caters to the needs of a busy household.

The property benefits from gas central heating and newly installed PVCu double-glazing, (2025) ensuring comfort and energy efficiency throughout the year.

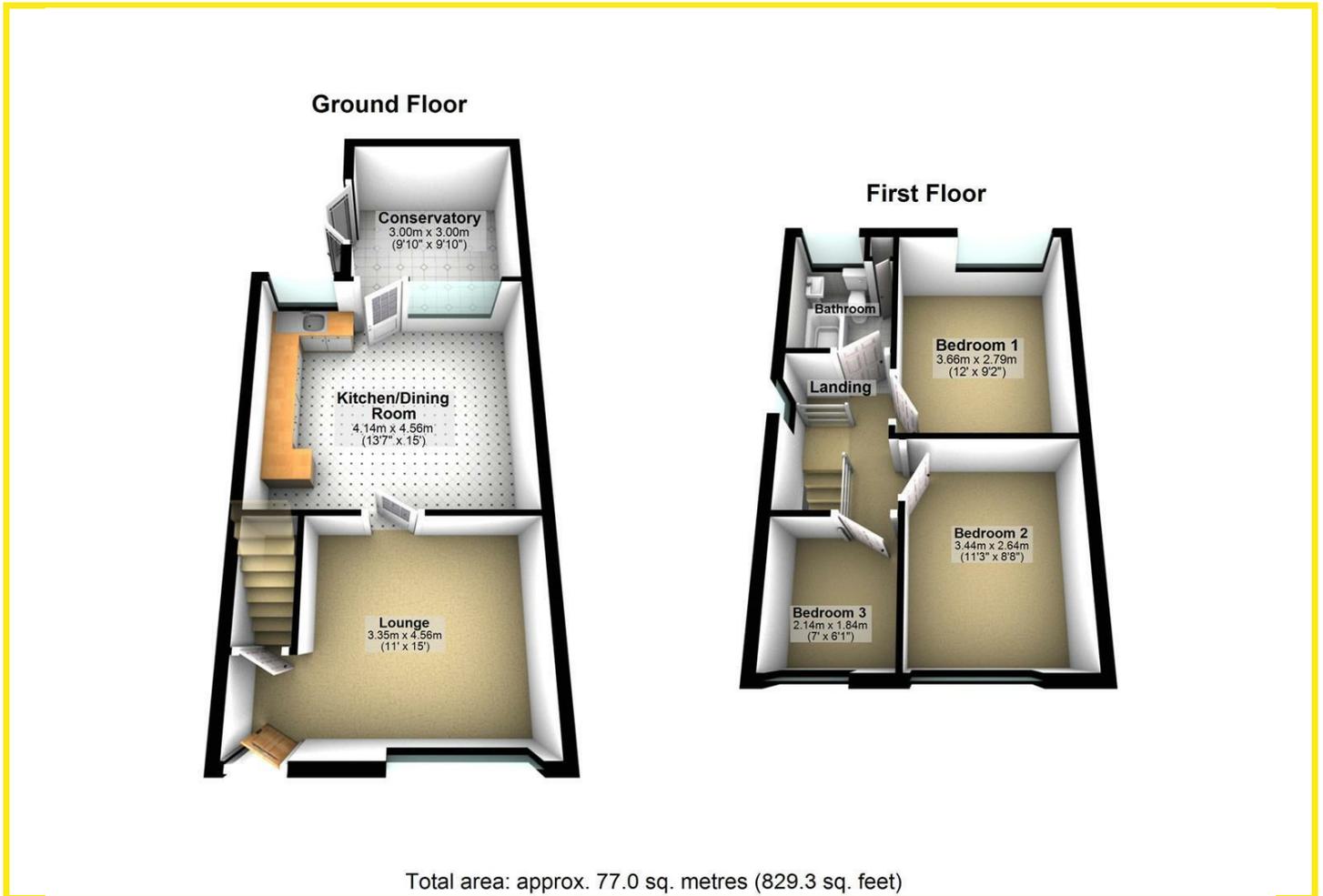
Outside, the property is set within low-maintenance gardens to the front, side, and rear, providing a pleasant outdoor space without the burden of extensive upkeep. Additionally, there is off-road parking for one vehicle, adding to the convenience of this lovely home.

This property is truly deserving of an early inspection, as it combines modern living with a prime location in a sought-after area. Don't miss the chance to make this charming house your new home.





# 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 |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

## Directions

From our Garforth office turn left, taking your first right onto Barleyhill Road and continue on this road and the property can be found as indicated by the agents board.

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