

Mike
Dobson



9 Bodiham Hill

Garforth, Leeds, LS25 2LF

£262,000

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Nestled in the sought after area of Bodiham Hill, Garforth, Leeds, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living.

Upon entering, you are welcomed by a porch that leads into a spacious lounge, ideal for relaxation. The heart of the home is undoubtedly the re-fitted breakfast kitchen, which boasts a built-in breakfast bar, oven, and hob, and extractor, integrated fridge/freezer, dishwasher and washing machine, making it a wonderful space for culinary enthusiasts and family gatherings alike. French doors open into the conservatory which benefits from a fully tiled roof making it an ideal all year round reception space.

The property features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. A modern three piece white bathroom is conveniently located, ensuring ease of access for all residents.

Gas central heating and PVCu double glazing ensure warmth and energy efficiency throughout the colder months.

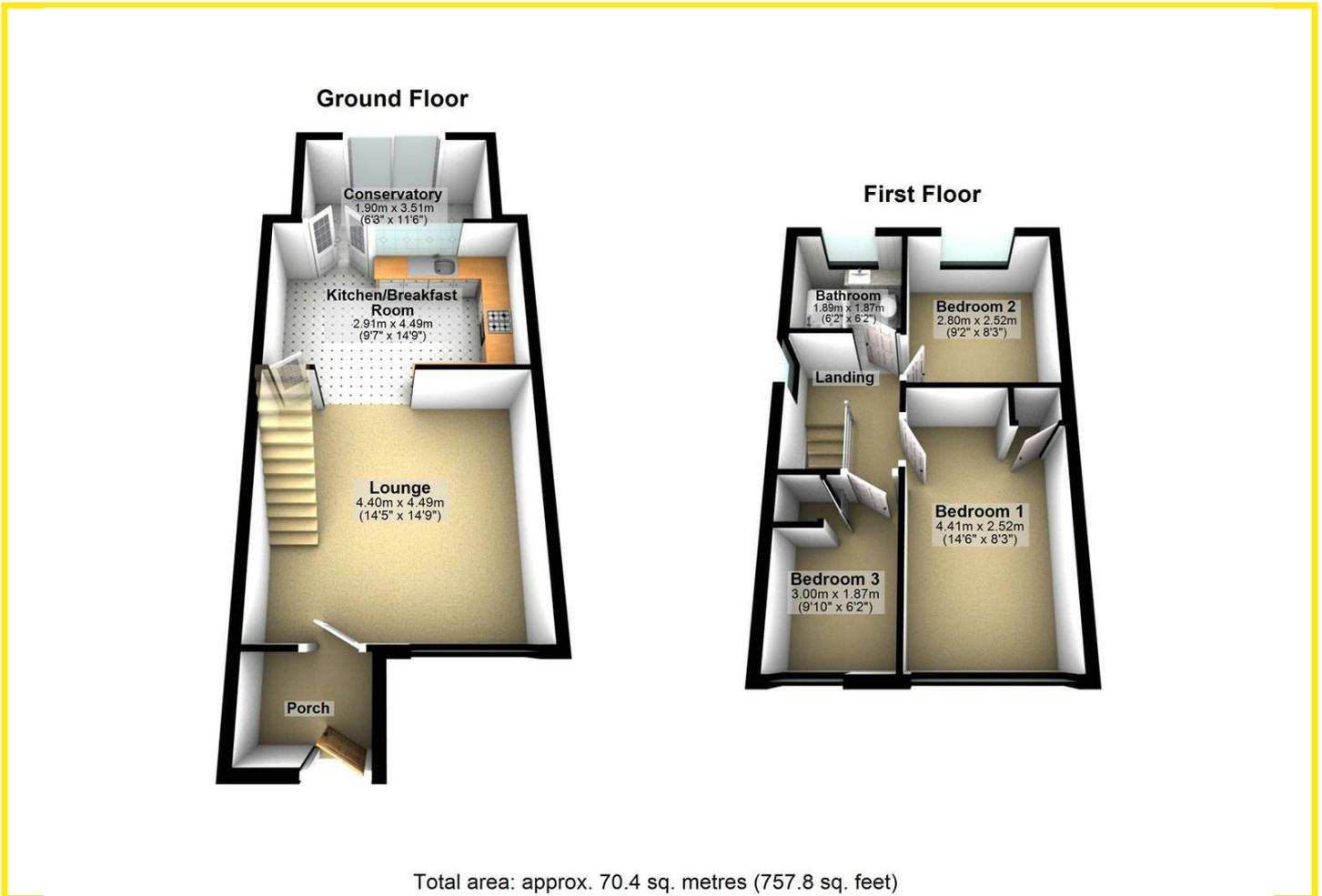
For those with vehicles, the property offers a driveway and detached garage, a valuable asset in this desirable location.

This house on Bodiham Hill is an excellent opportunity for anyone looking to settle in a friendly community that has easy access to Garforth train station, the A1/M1 motorway along with shops, schools, bars and restaurant's. Don't miss the chance to make this lovely property your new home.

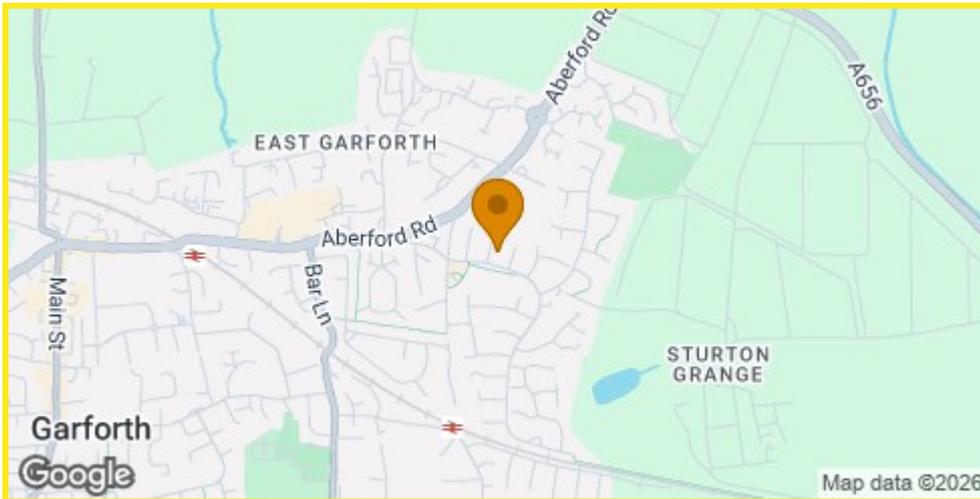




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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