

Mike  
**Dobson**



**17 Moorland Terrace**

Garforth, Leeds, LS25 1EJ

**£260,000**

# 17 Moorland Terrace

Nestled in the charming cul-de-sac of Moorland Terrace, Garforth, this beautifully presented three-bedroom mid-terrace townhouse offers a perfect blend of modern living and convenience. Just a stone's throw from Garforth Main Street, residents will enjoy easy access to local amenities while benefiting from a peaceful environment.

Upon entering, you are greeted by a welcoming entrance hall that cleverly incorporates modern storage solutions beneath the stairs. The spacious lounge is a highlight of the home, featuring an inset remote control electric fire that adds both comfort and warmth, making it an ideal space for relaxation.

The open-plan kitchen and dining room is designed for contemporary living, boasting modern units and ample provision for all necessary appliances. French doors lead seamlessly to the rear garden, creating a delightful flow between indoor and outdoor spaces, perfect for entertaining or enjoying family time.

The property comprises two generously sized double bedrooms, with the main bedroom featuring fitted wardrobes for added convenience. The second bedroom includes a storage cupboard that houses the Ideal combination boiler, which was installed in 2024 and serviced in October 2025, ensuring peace of mind for future homeowners. Additionally, the landing provides access to a loft space, which is part-boarded and equipped with a ladder, offering extra storage options.

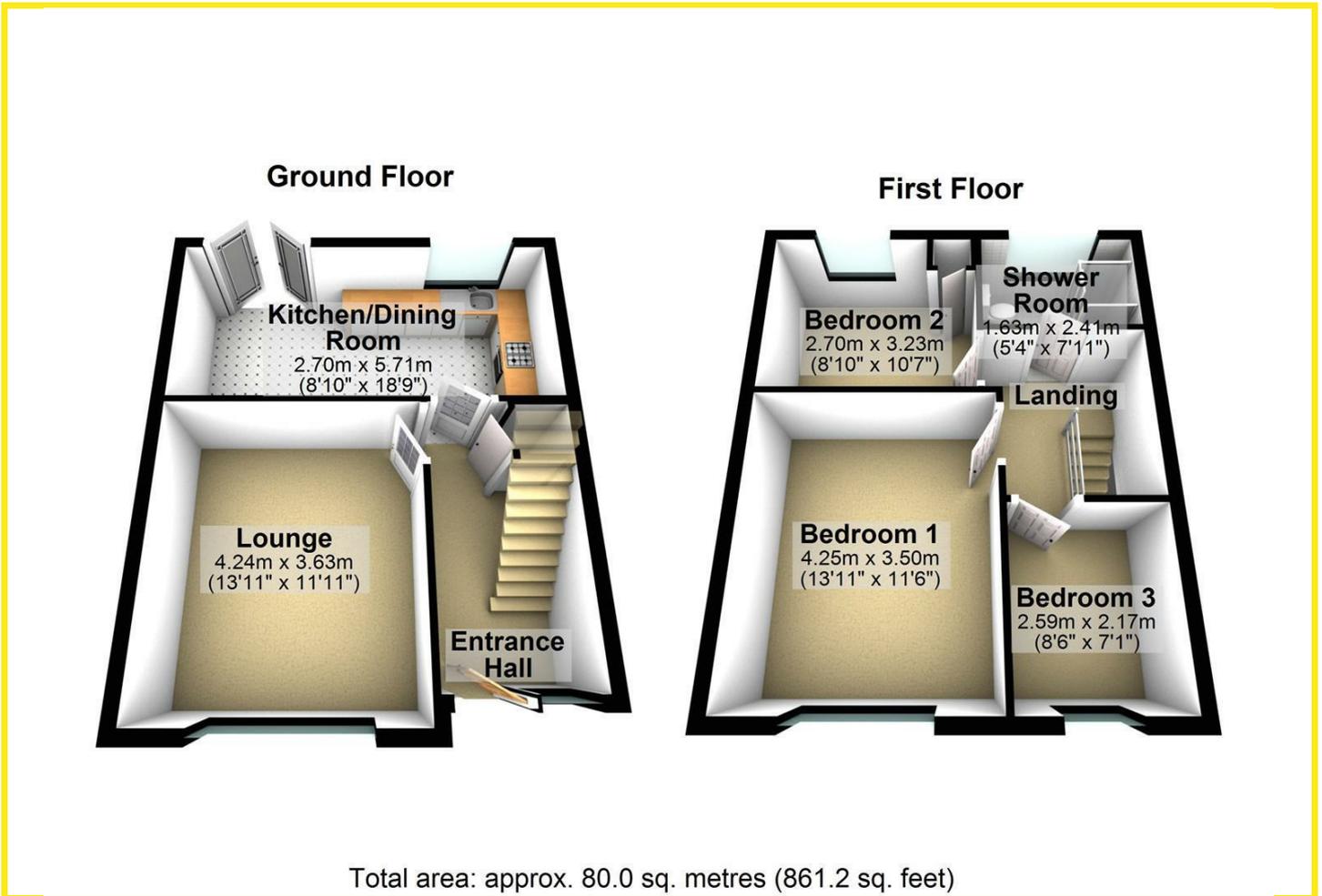
Outside, the property benefits from off-road parking at the front, while the enclosed rear garden is a true gem. It features new fencing, a paved seating area, lawn, and a further pebbled seating area, creating a tranquil outdoor retreat. There is also a single garage within the block.

This delightful property is perfect for families or professionals seeking a modern home in a convenient location. With its thoughtful design and appealing features, it is sure to attract interest. Don't miss the opportunity to make this lovely property your new home.

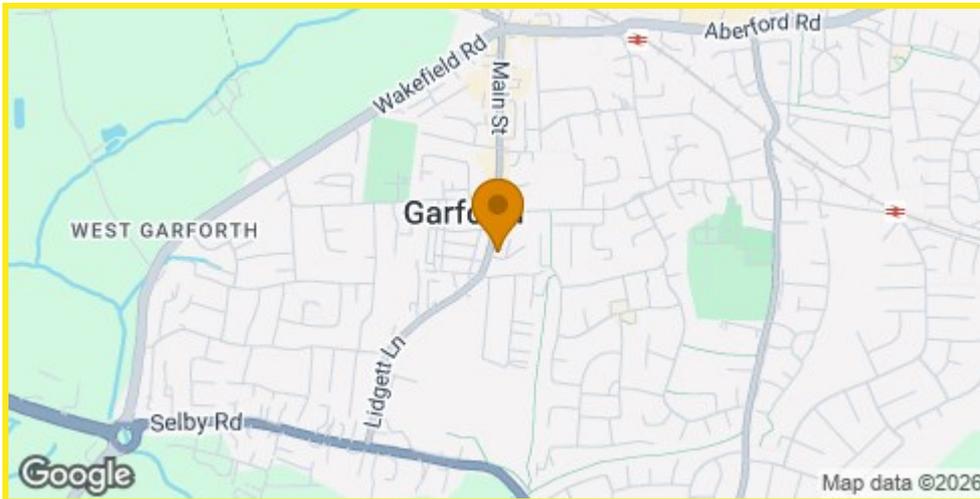




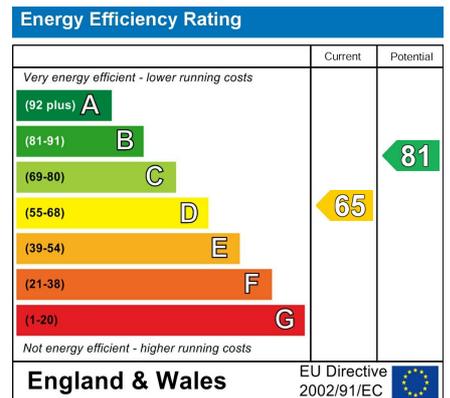
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Garforth office turn left, heading down Main Street and taking your second left onto Moorland Terrace where the property can be seen on the left hand side.

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