

Mike  
**Dobson**



**27 Kingsway**

Garforth, Leeds, LS25 1BW

**£235,000**

# 27 Kingsway

Nestled in the charming area of Kingsway, Garforth, this extended two-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge, which features elegant French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. The dining area flows effortlessly into a contemporary re-fitted kitchen, equipped with a full range of integrated appliances, making it an ideal space for both cooking and entertaining.

The ground floor also boasts a convenient shower room and WC, enhancing the practicality of the home. Ascending to the first floor, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The white bathroom suite adds a touch of modernity and style to the upper level.

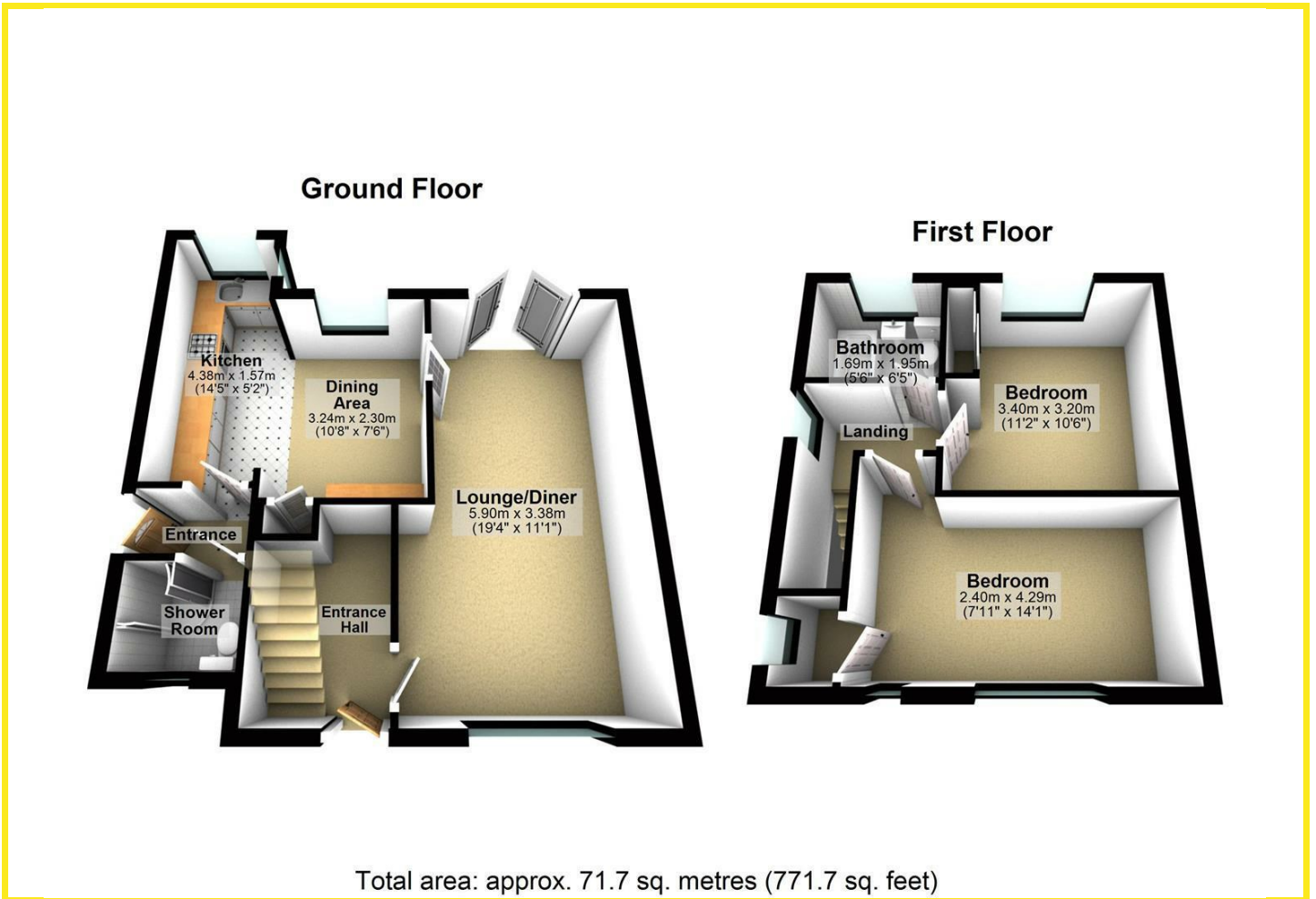
This property benefits from gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year. The exterior is equally appealing, with a washed pebbled front that offers off-road parking for two vehicles. The rear garden is a delightful retreat, featuring a paved patio area perfect for al fresco dining, alongside steps leading up to a lush lawn adorned with a variety of plants and fruit trees, creating a tranquil outdoor oasis.

This semi-detached house in Garforth is not just a home; it is a lifestyle choice, offering both comfort and convenience in a sought-after location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.





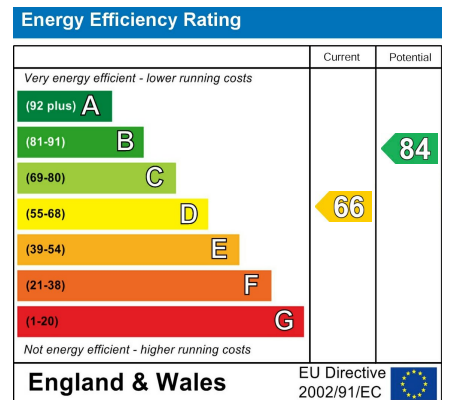
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

Turn left from our Garforth branch on Main Street, taking your first right on to Barleyhill Road opposite the Medical Centre. Take the fourth turning left off Barleyhill Road onto Poplar Avenue, then your first right on to Kingsway where the property can be located on the left hand side.

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mdobson.co.uk](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>