

Mike

Dobson



17 Springbank Crescent
Garforth, Leeds, LS25 1DE

Offers Over £250,000

17 Springbank Crescent

Modern 2-Bedroom End Townhouse with Garage and Balcony – Garforth, Leeds

A beautifully presented two-bedroom end townhouse on Springbank Crescent, Garforth. This modern and thoughtfully updated home is arranged over three floors in a quiet cul-de-sac.

A smart, low-maintenance front garden leads to an inviting entrance hallway.

The first floor features a bright and spacious lounge with large uPVC windows, and a contemporary dining kitchen with integrated appliances, breakfast bar, and patio doors opening onto a private balcony.

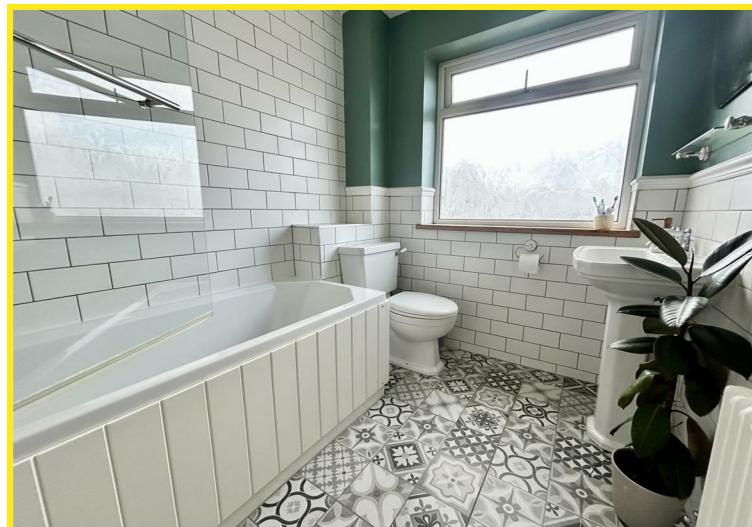
Upstairs are two generous double bedrooms, including a main bedroom with fitted wardrobes, and a modern family bathroom with shower over bath.

Additional benefits include gas central heating with a recently fitted boiler, uPVC double glazing, and neutral décor throughout.

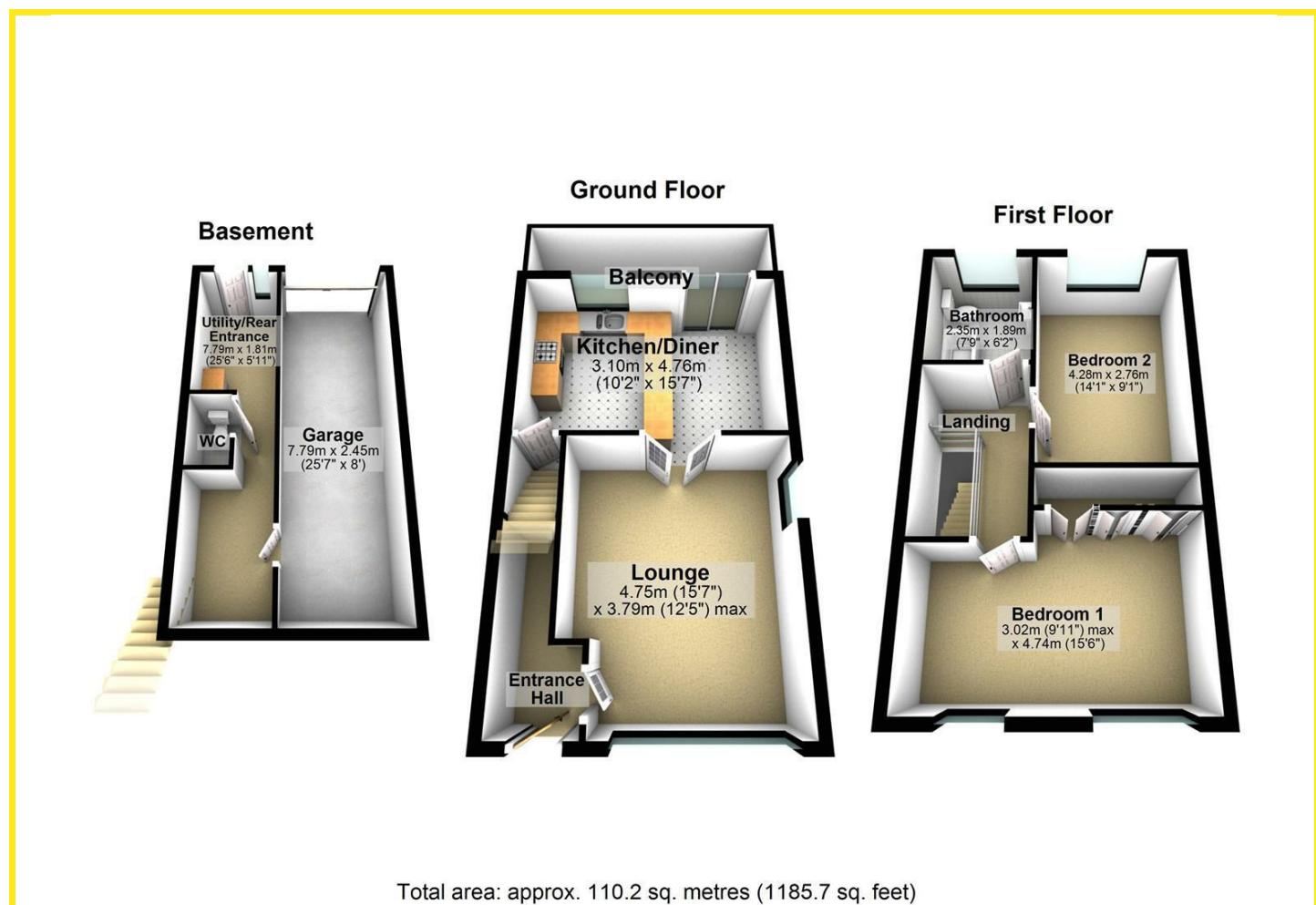
To the rear there is parking and direct access into the property. The lower ground floor includes a utility area, WC, and access to an integral garage with lighting and heating – and ample space for parking, storage or a home gym.

Located close to Garforth Main Street, local schools, and excellent transport links to Leeds, York and the M1/A1(M), this is an attractive and low-maintenance home in a sought-after part of Leeds.

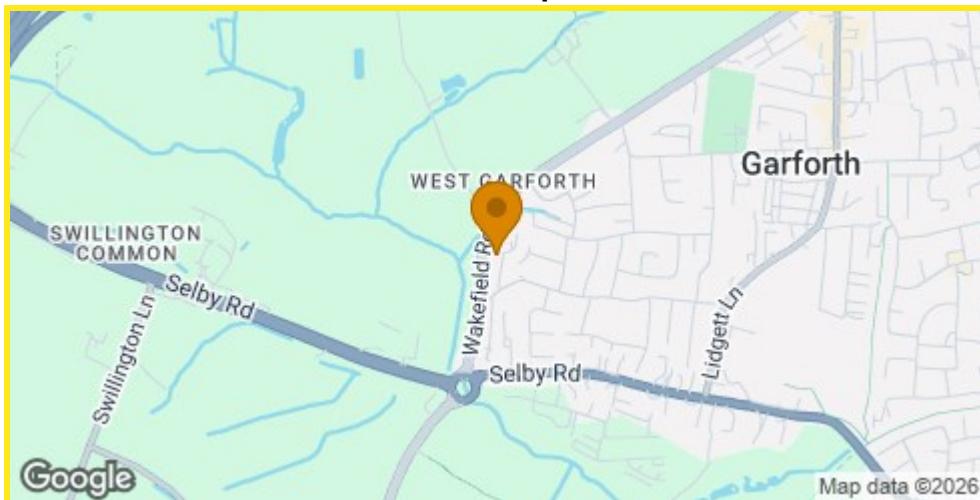




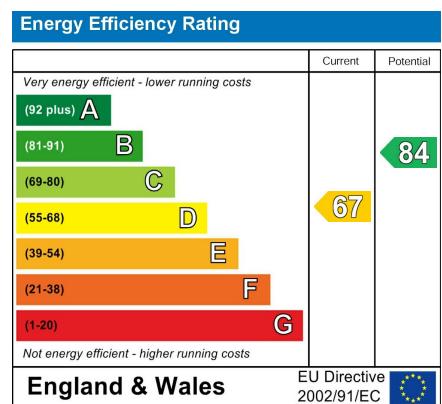
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left on to Main Street and proceed ahead on to Lidgett Lane. Take the fourth turning right on to Ringway, Springbank Crescent is the fifth turning right. Alternatively, from the A63 Leeds/Selby Road at the Old George roundabout turn on to Wakefield Road, Garforth and proceed ahead. Take the first turn right on to Ringway and then immediately left on to Springbank Crescent.

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