

Mike
Dobson



2 Barley Fields Close

Garforth, Leeds, LS25 1DT

£252,500

2 Barley Fields Close

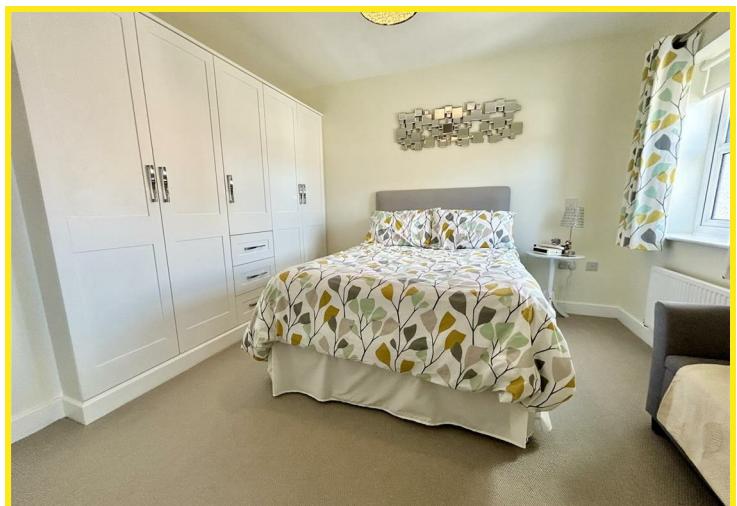
Nestled in the desirable area of Barley Fields Close, Garforth, Leeds, this modern two-bedroom end town house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-designed layout, featuring a welcoming reception room that provides a perfect space for relaxation and entertaining.

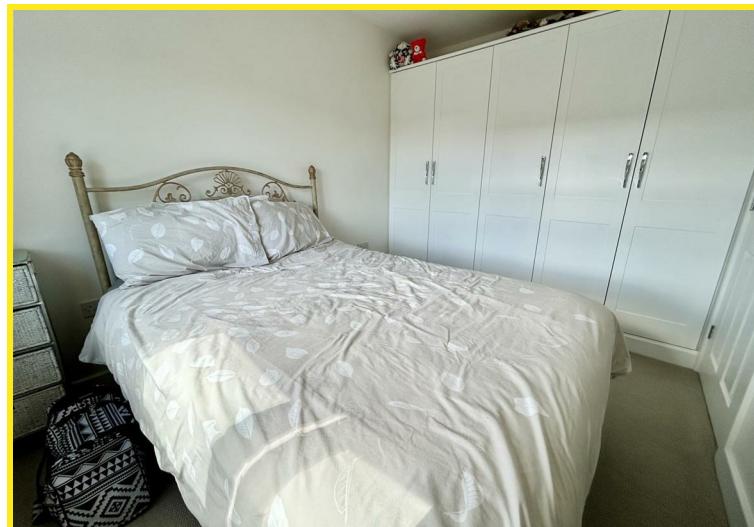
The heart of the home is undoubtedly the fitted kitchen, which is equipped with a built-in oven, hob, and extractor fan. The kitchen is further enhanced by French doors that open onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. This private garden space with its paved patio and lawn is ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

The master bedroom is a true highlight, complete with an en-suite shower room that offers convenience and privacy. A second double bedroom provides ample space for guests or family members, while the family bathroom features a modern three-piece white suite, ensuring comfort for all.

Additional features of this property include gas central heating powered by a combination boiler, as well as PVCu double glazing throughout, which contributes to energy efficiency and a cosy atmosphere. Parking is also available for one vehicle, adding to the practicality of this lovely home.

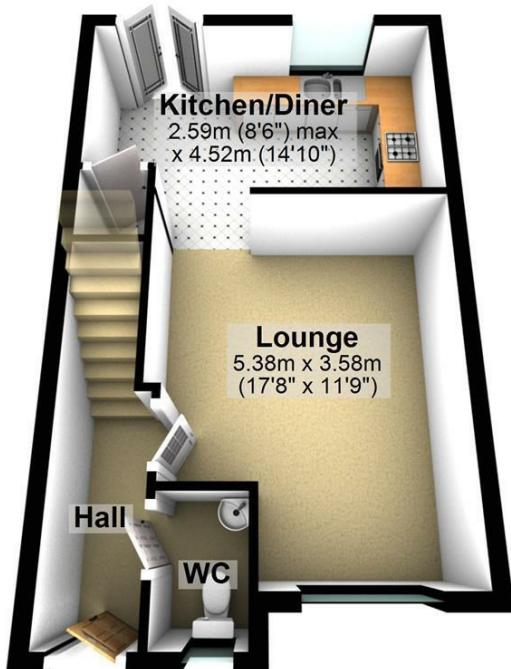
In summary, this charming end town house in Garforth is a perfect blend of modern living and comfort, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your own.



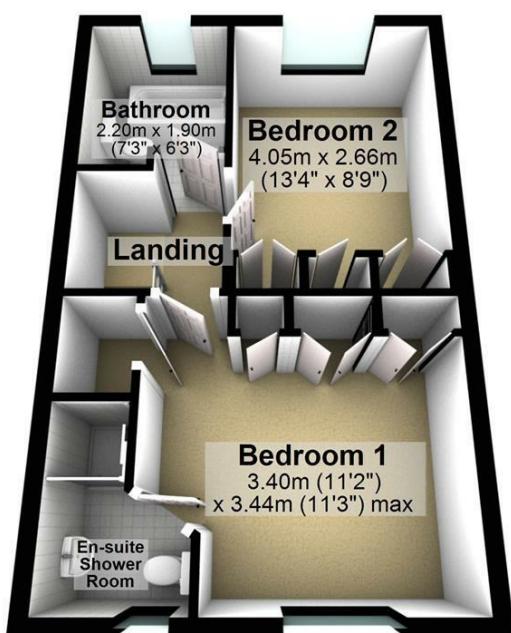


Floor Plan

Ground Floor



First Floor

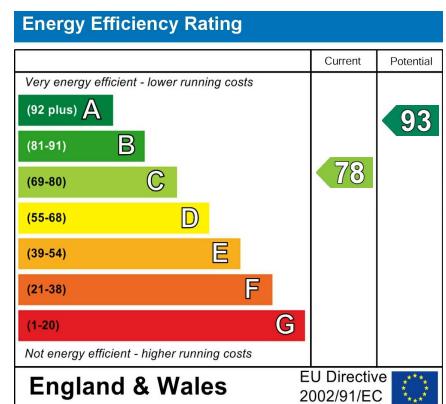


Total area: approx. 69.0 sq. metres (743.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our office, turn left on to Main Street and then turn right on to Barleyhill Road. Take your third turning left onto Barley Fields Close. Once on Barley Fields Close, the property can be found on the right 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 firms 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 <https://www.mdobson.co.uk>