

Mike
Dobson



28 Church Lane
Garforth, Leeds, LS25 1HD

£360,000

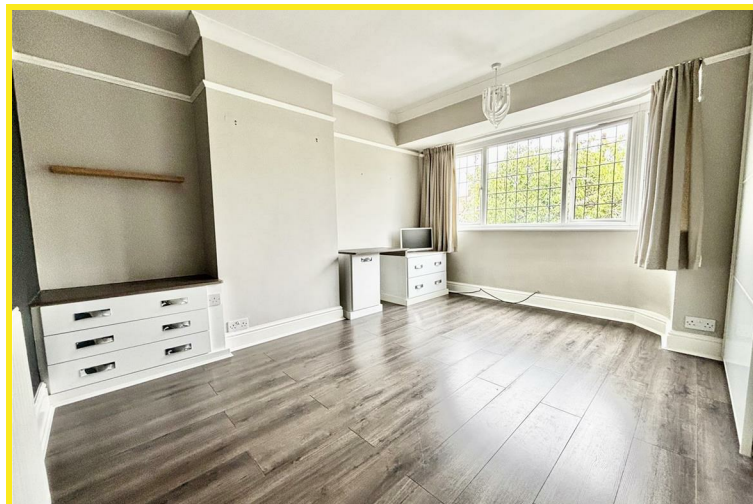
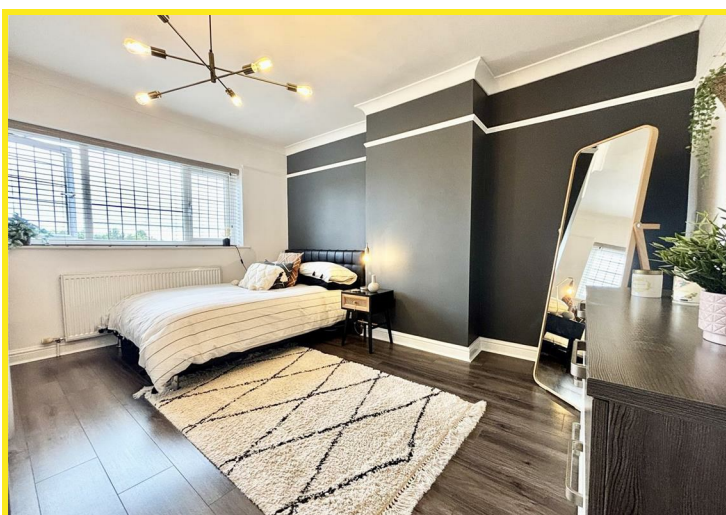
28 Church Lane

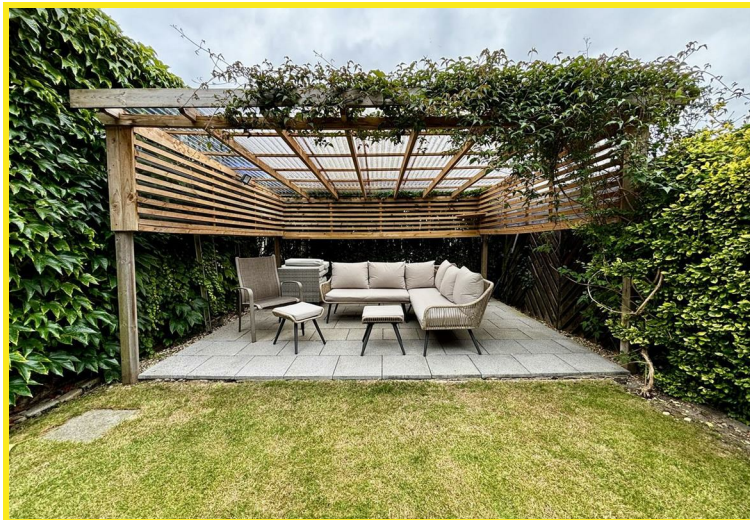
Nestled on Church Lane in the charming town of Garforth, Leeds, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. With three spacious double bedrooms, this home has been thoughtfully reconfigured to provide a delightful main bedroom on the second floor, complete with an en-suite bathroom. The first floor features two additional double bedrooms, both equipped with fitted wardrobes, and a stylish shower room.

The heart of the home is the cosy lounge, which boasts a charming log burner, creating a warm and inviting atmosphere. The modern fitted kitchen is a chef's dream, featuring a range of integrated appliances and a dining area that opens through French doors to the landscaped rear garden. This outdoor space is a true highlight, offering a paved patio seating area, decked steps leading to a lush lawn, and a further seating area adorned with a pergola, perfect for al fresco dining or relaxing in the sun.

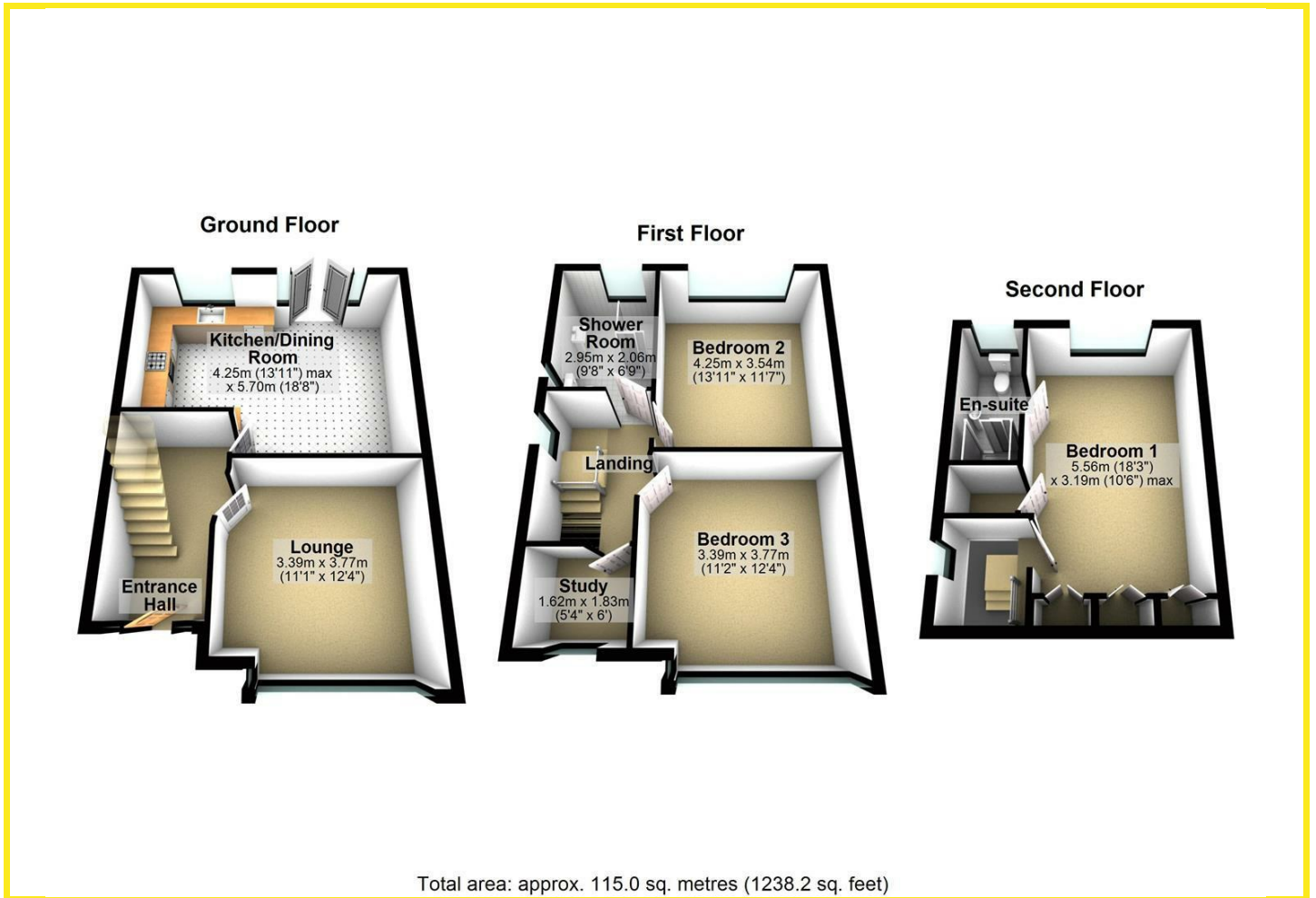
Additional features include a practical outbuilding with plumbing for a washing machine, ensuring convenience in daily chores. The property also benefits from off-road parking for three cars, with a tarmac driveway providing easy access. The property is ideally located within walking distance of Garforth Main Street and all the facilities this has to offer.

This semi-detached house is not just a home; it is a sanctuary that combines style, functionality, and outdoor charm, making it an ideal choice for families or anyone seeking a peaceful retreat in a vibrant community. Don't miss the opportunity to make this exquisite property your own.





Floor Plan



Area Map



Energy Efficiency Graph

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

From our Garforth office turn left down High Street, taking your second left onto Church Lane. The property can be seen on the right hand side as indicated by the agents board.

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