Mike Dobson

13 Castle Hill Close

Garforth, Leeds, LS25 2QE

£285,000

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Nestled in the sought-after Castle Hill Close, Garforth, this charming semi-detached house is an ideal opportunity for first-time buyers. Located within the popular Redrow estate, the property is conveniently situated within walking distance of local amenities and transport services, making it a perfect choice for those seeking both comfort and accessibility.

Upon entering, you are welcomed into the entrance hall that leads to the ground floor cloaks and well-appointed lounge, perfect for relaxation. The modern kitchen/diner is a highlight of the home, featuring a stunning fitted kitchen, quartz work surfaces and being equipped with a gas hob, double oven, integrated fridge/freezer and dishwasher. The kitchen also boasts PVCu double glazed French doors that open onto the rear garden, creating a seamless indoor-outdoor living experience.

The first floor comprises two generous double bedrooms, with the master bedroom benefiting from an en-suite bathroom room and fitted wardrobes. The second bedroom also has an en-suite shower room.

Additional features of the property include PVCu double glazed windows throughout and gas-fired central heating, ensuring comfort all year round.

Externally, the property boasts off-road parking to the front. A pathway leads to a timber gate that opens into a fully enclosed rear garden, which features a paved patio seating, lawn which leads to the composite decked seating area to the top, perfect for outdoor entertaining or simply enjoying the fresh air.

This delightful home offers a perfect blend of modern living and potential for future growth, making it a must-see for anyone looking to settle in Garforth.

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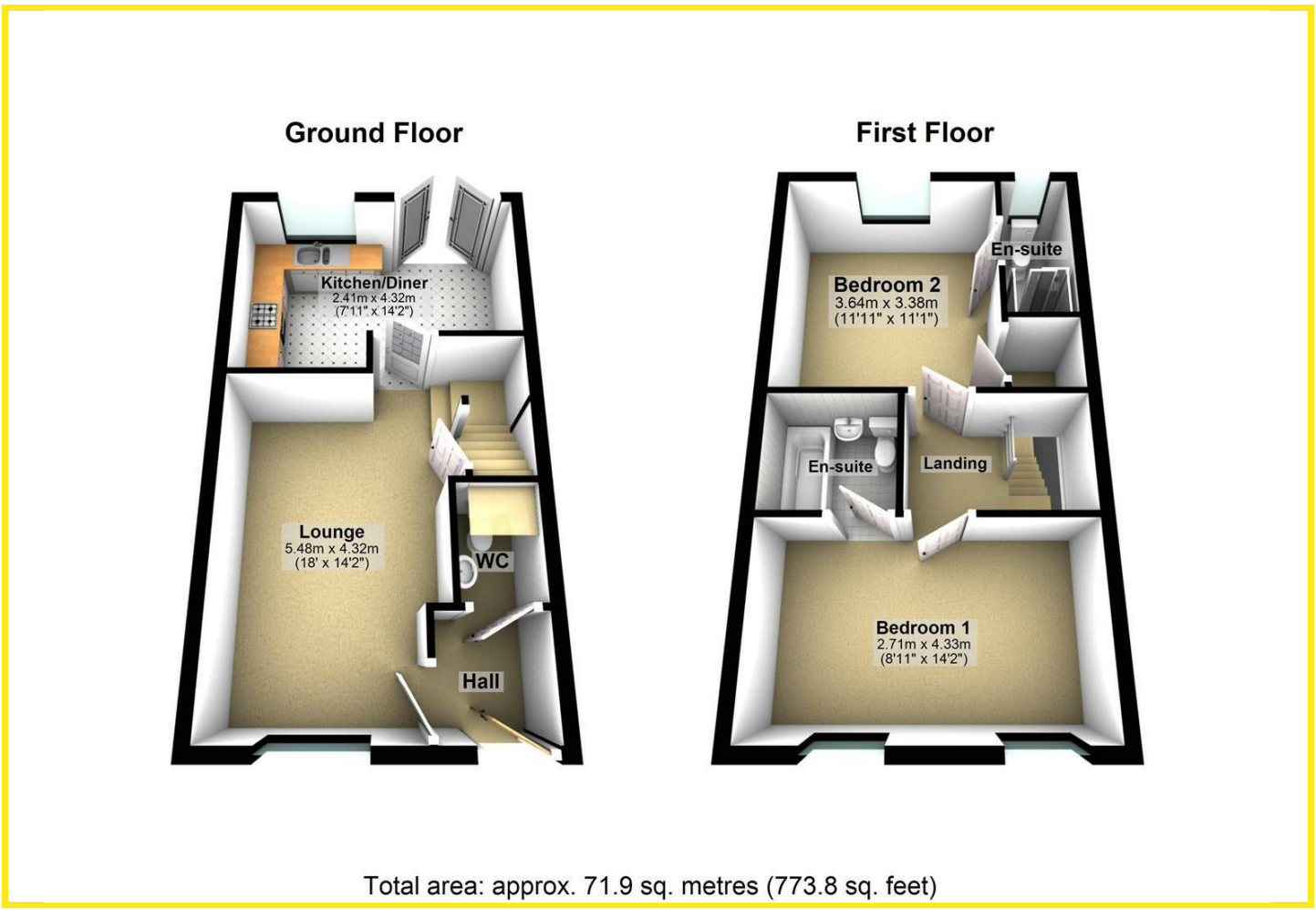
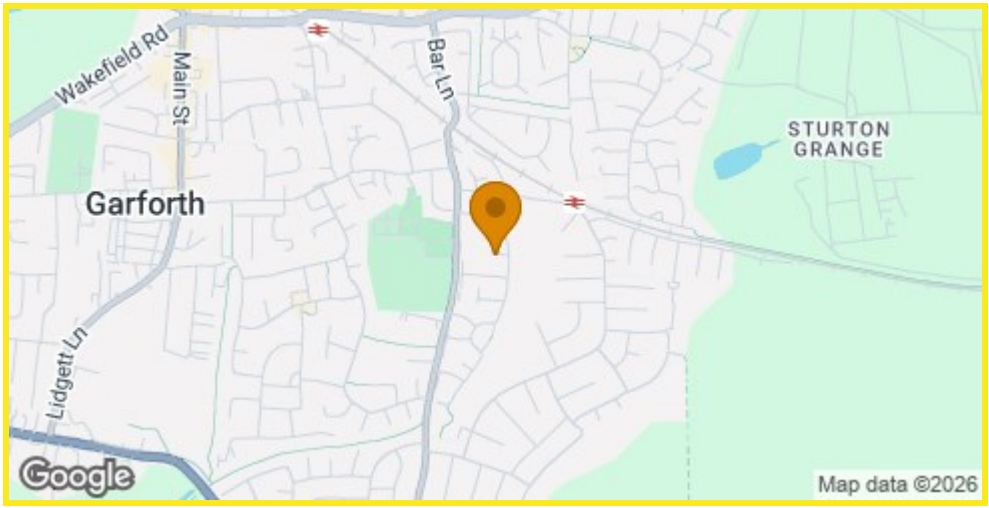
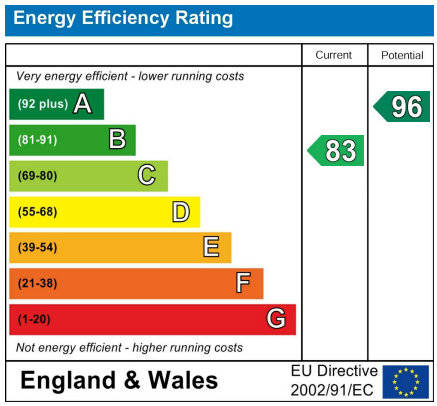
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left on to Main Street and take the first left on to Church Lane. Follow the road to the T junction and turn right on to Ninelands Lane and then take your third left onto Middleham Drive, continue to the 'T' junction turning left onto Conisbrough Grove, then left again into Castle Hill Close, where the property can be found on the right hand side.

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4 Main Street, Garforth, LS25 1EZ
Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk