

Mike
Dobson



2 Cedar Ridge
Garforth, Leeds, LS25 2PF

£525,000

2 Cedar Ridge

Nestled in the desirable Cedar Ridge area of Garforth, Leeds, this impressive detached family home offers a perfect blend of space, comfort, and modern living. With no onward chain, this property is ready for you to move in and make it your own.

Boasting five well-proportioned bedrooms, including four doubles and a single, this home is ideal for families of all sizes. The first floor features two bedrooms with en-suites, providing added convenience and privacy. A family bathroom serves the remaining bedrooms, ensuring ample facilities for everyone.

The ground floor is designed for both relaxation and entertaining. The spacious lounge seamlessly opens into the dining room, which is further enhanced by a delightful conservatory, flooding the space with natural light. The kitchen/diner is equipped with fitted units and an integrated dishwasher, making meal preparation a pleasure. A separate utility room offers plumbing for a washing machine and space for a dryer, adding to the practicality of the home.

One of the standout features of this property is the double garage, which has been fully converted into a versatile annexe. This space includes an open-plan living area, kitchen, bedroom, and an en-suite shower room, making it perfect for guests, older children, or even as a home office.

Outside, the property benefits from off-road parking for two cars at the front. The private and enclosed rear garden features a paved patio seating area, a part-pebbled border, and lawn, ideal for outdoor gatherings or simply enjoying the fresh air.

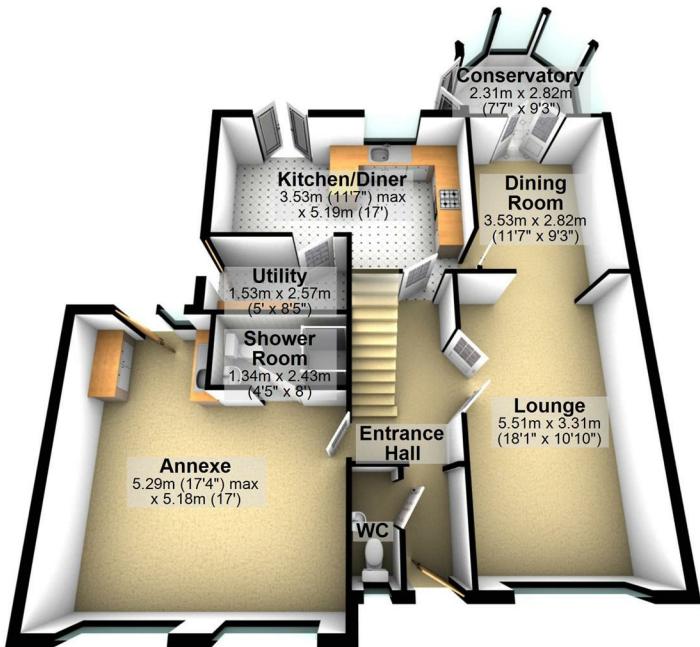
This exceptional family home in Cedar Ridge is a rare find, combining spacious living with modern amenities in a sought-after location, having easy access to local shops, schools and public transport links. Don't miss the opportunity to make it yours.





Floor Plan

Ground Floor

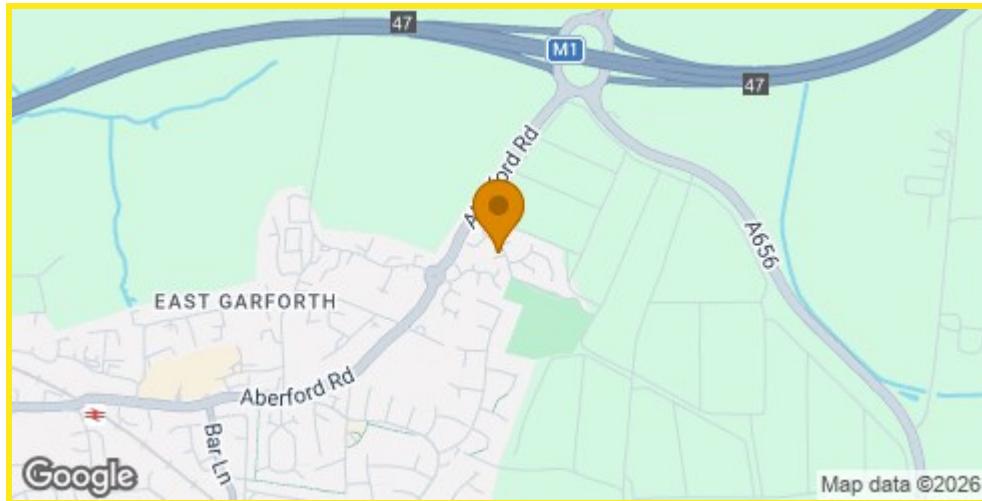


First Floor

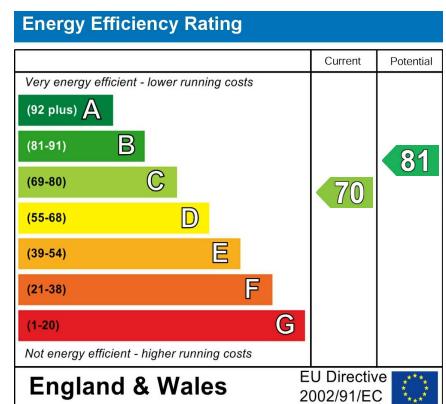


Total area: approx. 166.7 sq. metres (1794.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. Follow Aberford Road and having passed the roundabout at the top of Isabella Road take the first turning off on the right hand side on to Cedar Ridge, where the property can be found immediately on your 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.