

Mike
Dobson



5 Hillside

Garforth, Leeds, LS25 2JJ

£230,000

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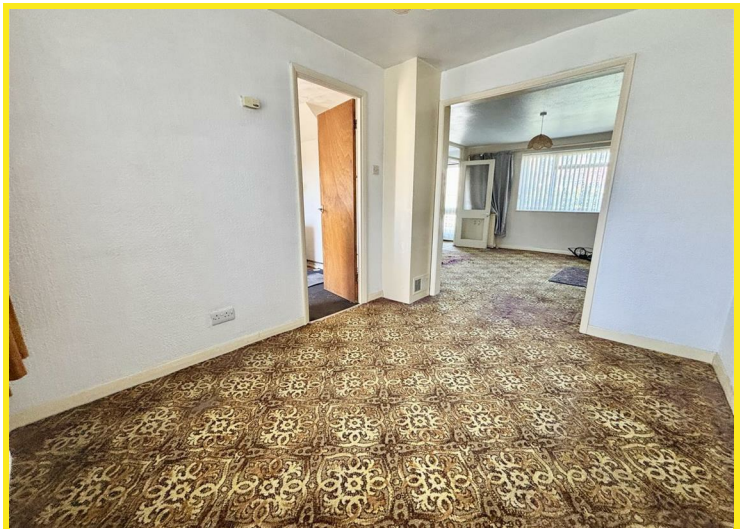
Nestled in the charming area of Hillside, Garforth, Leeds, this three-bedroom semi-detached chalet-style property presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation throughout, it offers a solid foundation for transformation into a contemporary living space, and is being offered with no onward chain.

Upon entering, you will find a kitchen, a dining room perfect for family meals, and a comfortable lounge that invites relaxation. The first floor boasts three well-proportioned bedrooms, providing ample space for family or guests, along with a family bathroom that awaits your personal touch.

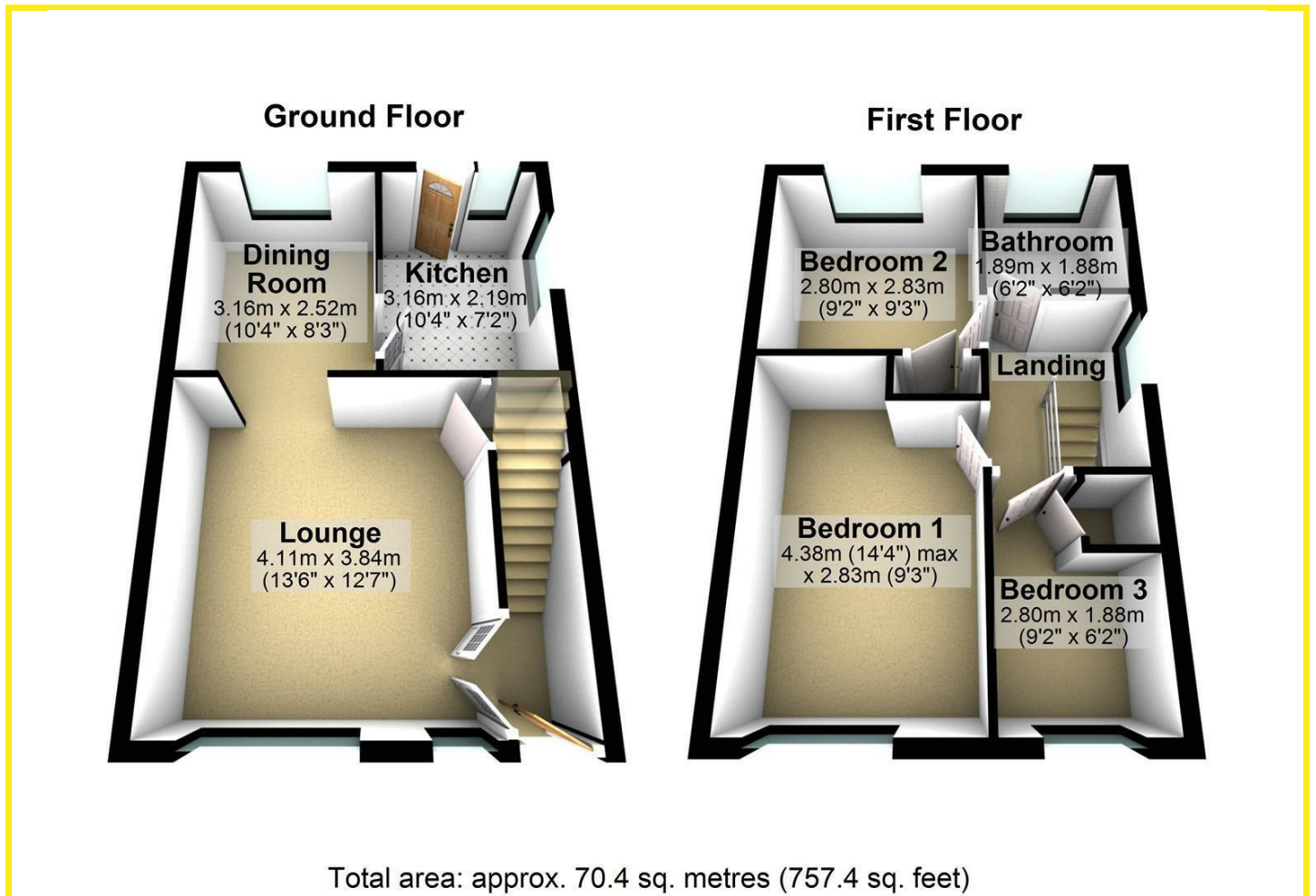
The exterior of the property features a driveway that offers off-road parking and leads to a detached single garage, ensuring convenience for your vehicles and additional storage. The private and enclosed rear garden is complete with a patio seating area ideal for al fresco dining and a lawn that provides a perfect space for children to play or for gardening enthusiasts to cultivate their green fingers.

This property is situated in a desirable location, making it an excellent choice for families or individuals seeking a peaceful yet connected community. With its potential for modernisation and personalisation, this semi-detached home is a blank canvas ready for your vision. Don't miss the chance to make this property your own in the heart of Garforth.

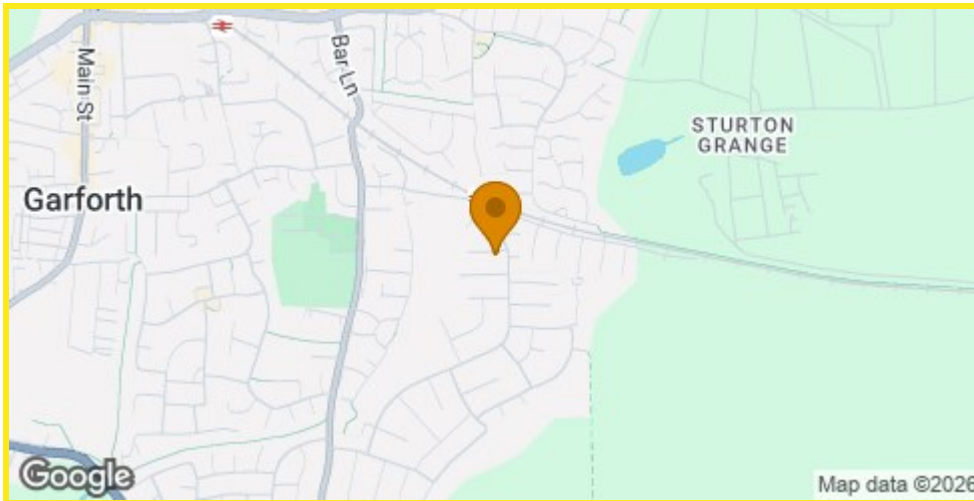




Floor Plan



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 the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. From Ninelands Lane take the second turn on the right onto Hazelwood Avenue and then first left onto Fairburn Drive. Follow Fairburn Drive and Hillside is the fourth turn off on the left hand side. Alternatively from Garforth Main Street turn onto Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. Turn right and then immediately left onto Green Lane. Bear right onto Fairburn Drive and Hillside is the second turn off Fairburn Drive 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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