

Mike
Dobson



80 Barleyhill Road
Garforth, Leeds, LS25 1AU

£275,000

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Nestled on Barleyhill Road in the charming town of Garforth, Leeds, this traditional three-bedroom semi-detached house is a delightful blend of character and modern living. As you step inside, you are welcomed by a spacious lounge adorned with a lovely bay window, creating a bright and inviting atmosphere. The separate dining room, complete with a utility cupboard, is perfect for family meals and entertaining guests, while the cast iron fireplaces in both the lounge and dining room add a touch of elegance.

The property boasts two generously sized double bedrooms, alongside a single bedroom that is currently being used as a dressing room, offering flexibility to suit your needs. The modern fitted bathroom, complemented by a separate WC, ensures convenience for the whole family.

Outside, the property features a driveway that provides off-road parking, along with a detached garage equipped with an up-and-over door. The front garden is lawned, while the rear offers a raised decked seating area, perfect for enjoying summer evenings, with steps leading down to a lawned garden.

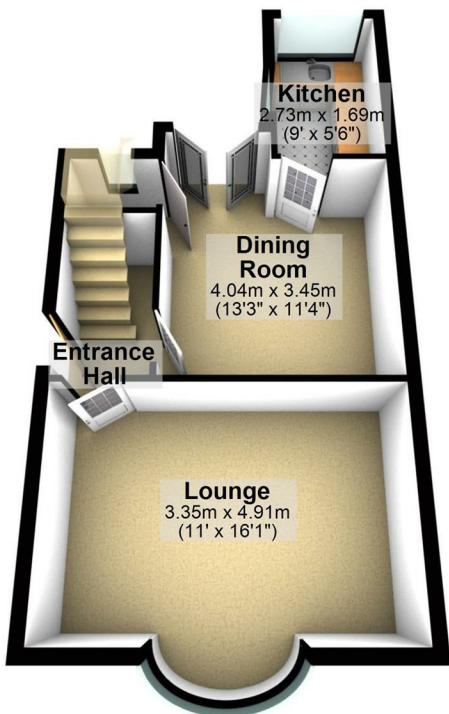
This home is ideally located within walking distance of Garforth Main Street, where you will find a variety of local amenities, shops, and eateries. With its charming features and convenient location, this property is a wonderful opportunity for families and individuals alike seeking a comfortable and characterful home in a vibrant community.



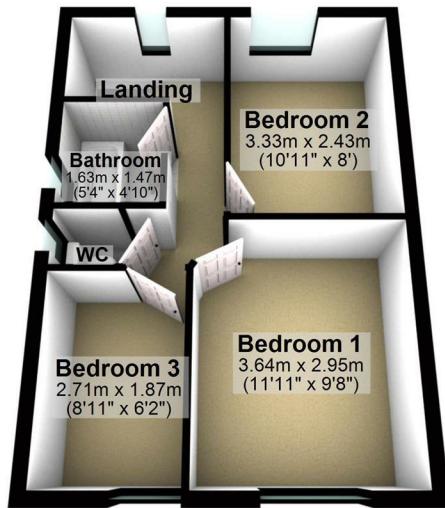


Floor Plan

Ground Floor



First Floor

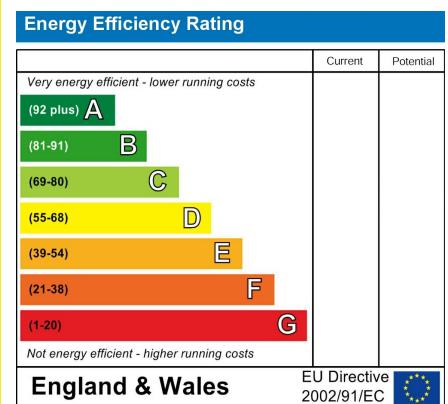


Total area: approx. 74.5 sq. metres (801.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left, taking your first right onto Barleyhill Road and continue on this road and the property can be found on the right hand side as indicated by the agents board.

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