

Mike  
**Dobson**



**8 Spofforth Walk**  
Garforth, Leeds, LS25 2LZ

**£225,000**

# 8 Spofforth Walk

Being ideal for first time buyers is a stunning two double bedroom semi-detached house located in a cul-de-sac street in the East of Garforth and being within walking distance to East Garforth train station.

The accommodation briefly comprises entrance porch, lounge, kitchen/diner, first floor landing, bedroom one, bedroom two and bathroom/W.C.

In addition the property has had a new roof in 2023, all windows, external doors and fascias replaced in 2021, a brand new modern kitchen installed in 2022 which has four ring hob, built in oven, plumbing for washing machine and space for fridge/freezer, gas fired central heating with combination boiler which has been serviced annually, access to the loft on the landing which is fully boarded, fitted wardrobes with sliding doors to bedroom one, and three piece white bathroom suite with shower over the bath.

Externally, to the front of the property is a lawned garden. A long driveway provides off road parking for at least two vehicles. A timber gate leads to the rear of the property which is a fully enclosed landscaped garden having a lawned area with plants and shrubs to the borders, two decked seating areas, outside water tap and timber garden shed.



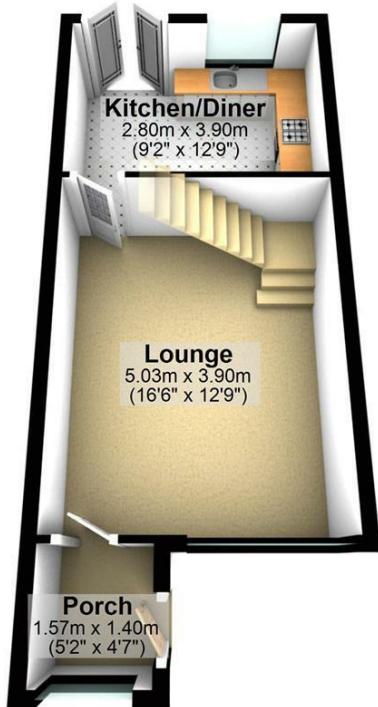
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## Floor Plan

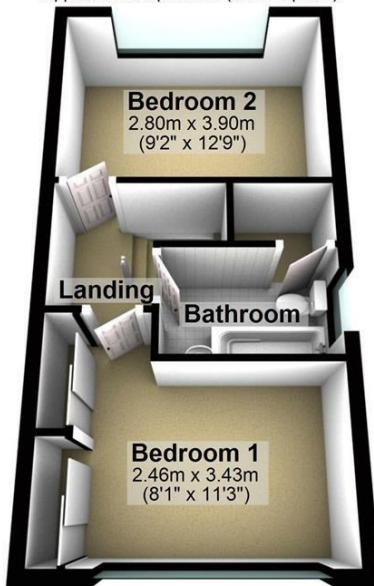
### Ground Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



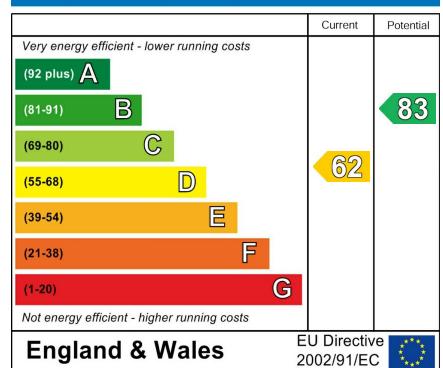
Total area: approx. 64.1 sq. metres (690.3 sq. feet)

### Area Map



### Energy Efficiency Graph

#### Energy Efficiency Rating



### Directions

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.