



9 Bodiham Hill

Garforth, Leeds, LS25 2LF

£270,000

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Nestled in the sought after area of Bodiham Hill, Garforth, Leeds, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living.

Upon entering, you are welcomed by a porch that leads into a spacious lounge, ideal for relaxation. The heart of the home is undoubtedly the re-fitted breakfast kitchen, which boasts a built-in breakfast bar, oven, and hob, and extractor, integrated fridge/freezer, dishwasher and washing machine, making it a wonderful space for culinary enthusiasts and family gatherings alike. French doors open into the conservatory which benefits from a fully tiled roof making it an ideal all year round reception space.

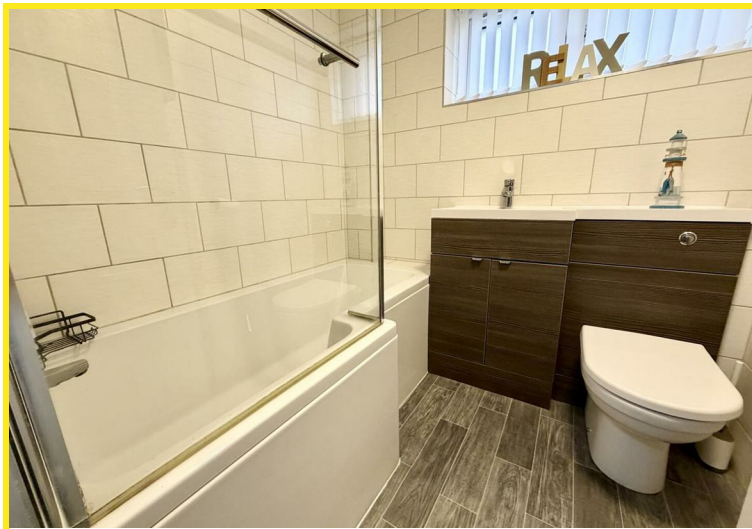
The property features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. A modern three piece white bathroom is conveniently located, ensuring ease of access for all residents.

Gas central heating and PVCu double glazing ensure warmth and energy efficiency throughout the colder months.

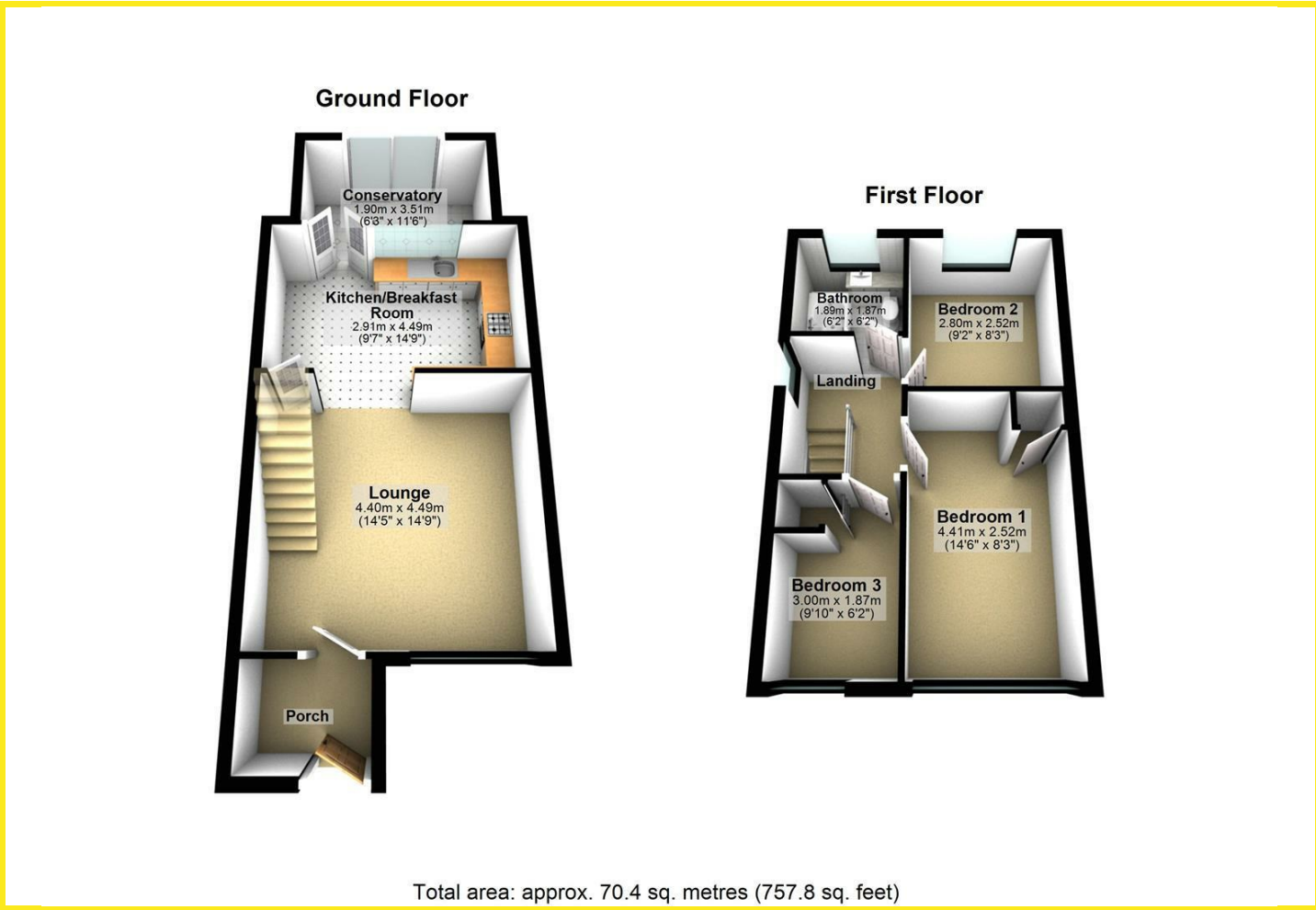
For those with vehicles, the property offers a driveway and detached garage, a valuable asset in this desirable location.

This house on Bodiham Hill is an excellent opportunity for anyone looking to settle in a friendly community that has easy access to Garforth train station, the A1/M1 motorway along with shops, schools, bars and restaurant's. Don't miss the chance to make this lovely property your new home.

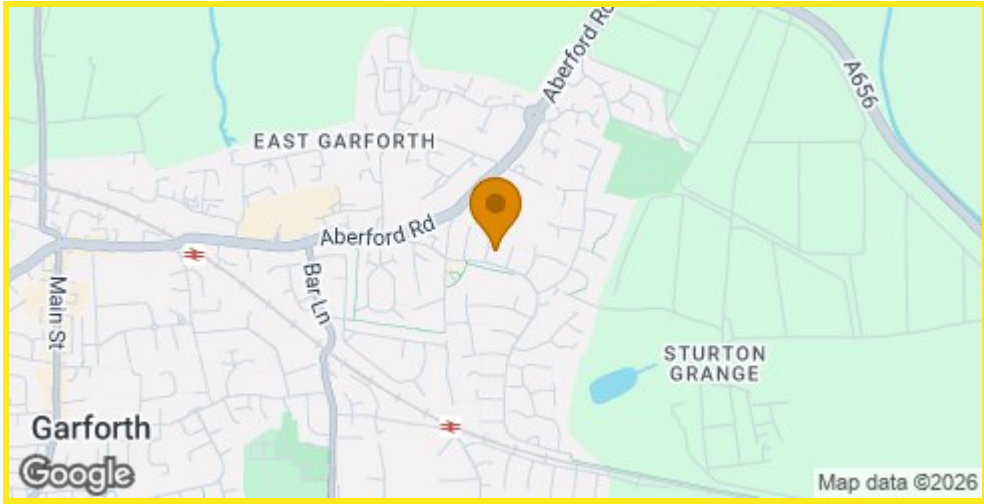




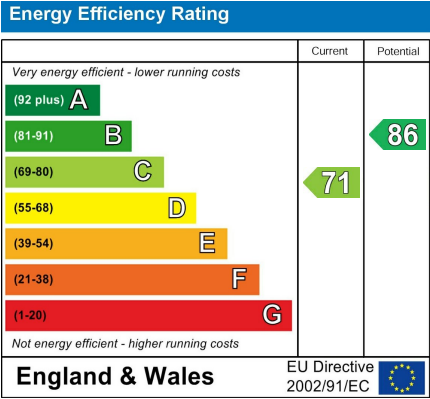
Floor Plan



Area Map



Energy Efficiency Graph



Directions