



9 Kingsway, Garforth, Leeds, West Yorkshire, LS25 1BW

South Facing Rear Garden | Beautifully Presented Semi-Detached Corner Plot Property | Three Bedrooms | Detached Garage | Popular Location | Viewing Highly Recommended

- Beautifully Presented Semi-Detached Corner Plot
- Gas Central Heating
- Council Tax Band - B
- Popular Location
- Three Bedrooms
- Freehold Property
- Well Presented Rear Garden
- Driveway Parking & Detached Garage
- EPC Rating - C
- Ideal Family Home

Offers In The Region Of £325,000

Jigsaw Move are pleased to present this delightful semi-detached house. A corner plot with a south facing rear garden nestled in the charming area of Kingsway, Garforth, Leeds.

The property presents an excellent opportunity for families seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property is perfect for those looking to settle down in a friendly neighbourhood.

Upon entering, you are welcomed into open-plan kitchen and dining area. The kitchen, a mere year old, boasts a modern Wren design, complete with fully built-in appliances, making it a joy for any home cook. The spacious lounge is a great layout, ideal for entertaining guests or enjoying family meals together.

The property features a well-maintained south facing rear garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the large detached garage offers ample storage or the potential for a workshop, catering to various needs.

The house is equipped with new tube radiators, ensuring warmth and comfort throughout the colder months. With parking available for multiple vehicles, convenience is at your doorstep.

This beautiful family home is not only well-presented but also situated in a desirable location, making it a must-see for anyone looking to enjoy the best of Garforth living. Don't miss the chance to make this lovely property your own.

GROUND FLOOR ACCOMMODATION

Lounge 19'0" x 11'5" (5.80m x 3.49m)

Kitchen/Diner 19'0" x 10'3" (5.80m x 3.13m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 10'5" x 13'2" (3.17m x 4.01m)

Bedroom Two 8'5" x 13'1" (2.56m x 4.00m)

Bedroom Three 7'5" x 7'8" (2.26m x 2.34m)

Bathroom 5'9" x 10'7" (1.74m x 3.23m)

EXTERNAL

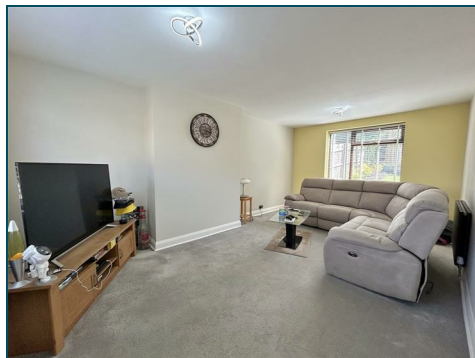
Garage

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

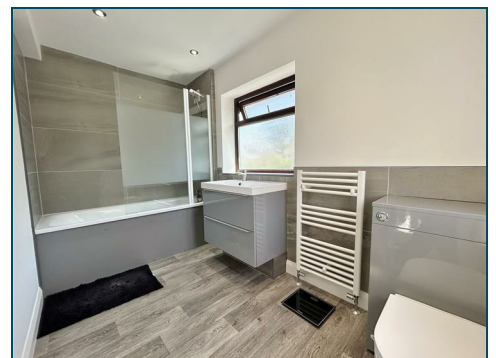
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

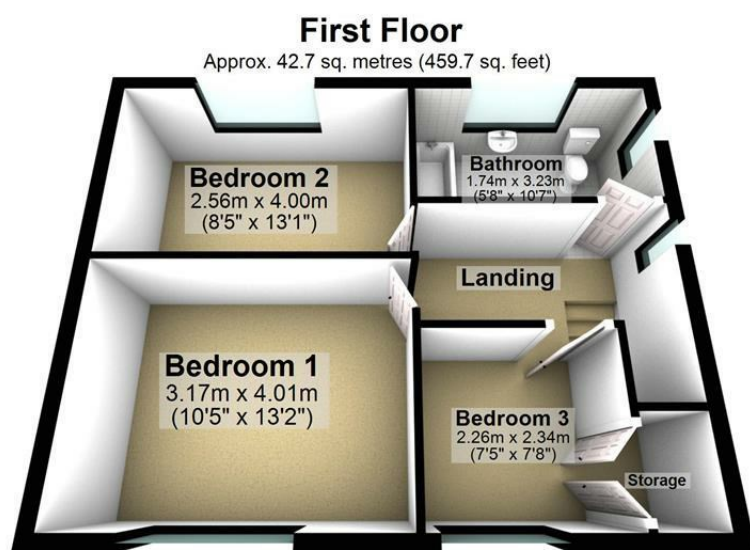
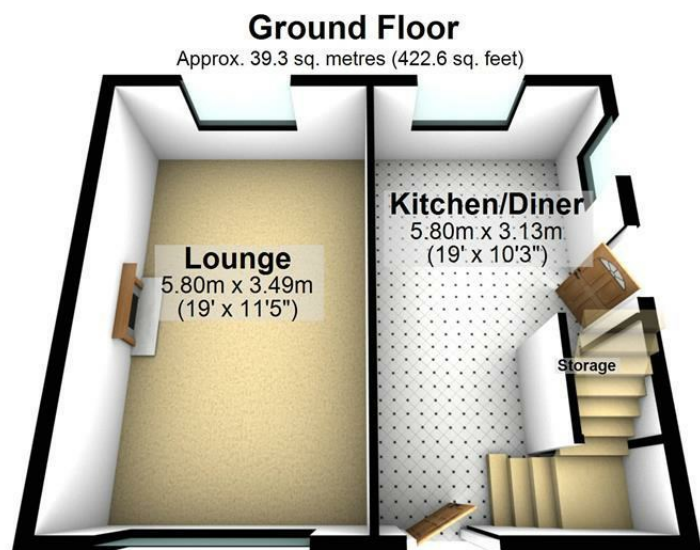
VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 82.0 sq. metres (882.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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