

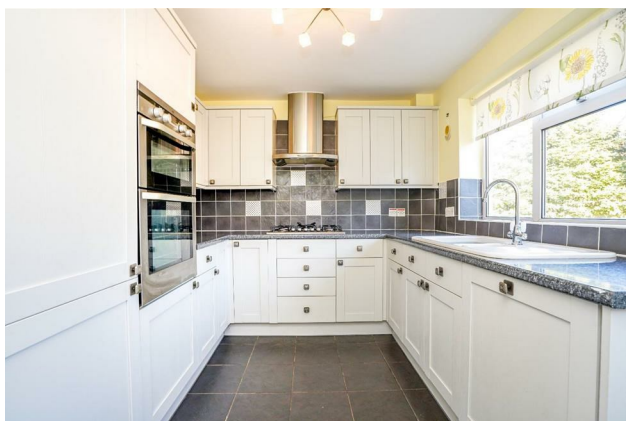
HUNTERS®

HERE TO GET *you* THERE

57 Westway, Garforth, Leeds, LS25 1DA

Offers Around £350,000

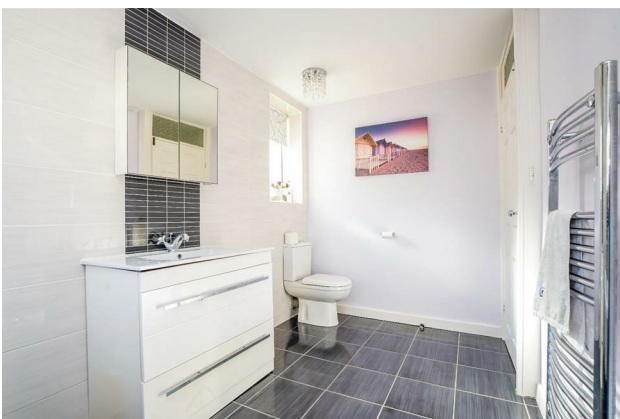
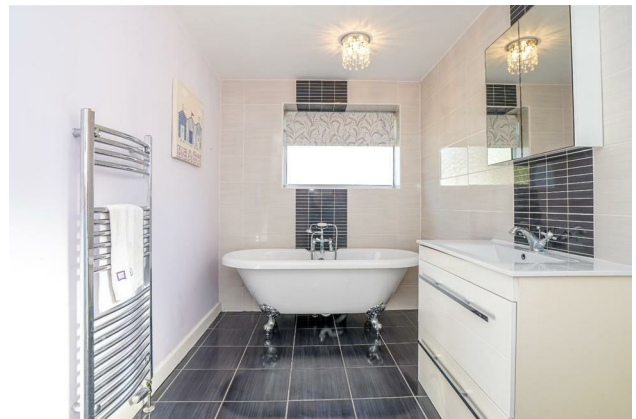
Property Images



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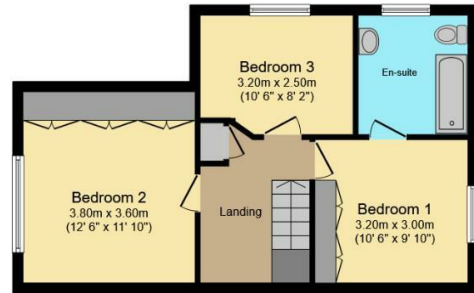
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Ground Floor

Floor area 87.5 sq.m. (942 sq.ft.)



First Floor

Floor area 46.1 sq.m. (497 sq.ft.)

Total floor area: 133.7 sq.m. (1,439 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

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	47	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Bungalow - Detached Beds: 4 Bathrooms: 2 Receptions: 2

Tenure: Freehold

The Setting:

Westway in Garforth, Leeds, offers the perfect blend of convenience and community. Residents benefit from easy access to a wide array of amenities, including major supermarkets such as Asda, Aldi, and Lidl, as well as the popular Junction 32 shopping outlets and Xscape activity centre for those seeking entertainment and adventure. For nature enthusiasts, nearby parks and walking trails provide ample opportunities for outdoor activities. Commuters will appreciate the excellent transport links, with the A1 and M62 motorways just a short drive away, as well as Garforth's own train and bus stations for easy access to Leeds and beyond. Families will find top-rated schools nearby, including Garforth Academy, with options for both primary and secondary education. For leisure, Garforth is home to a range of local eateries, lively bars, and independent shops, making it the perfect place to live and unwind.

The Property:

Accessed via a private driveway, the property features a low-maintenance stone-paved driveway surrounded by potted plants. Upon entering, you're greeted by a bright and spacious hallway, offering plenty of storage for coats and shoes. To the left, the generous lounge provides a cozy space, complete with a feature fireplace and dual windows offering views of both the front driveway and the private, well-maintained rear garden.

Adjacent to the lounge is the fourth bedroom, currently used as a guest room, with an expansive bay window letting in plenty of natural light. The kitchen is fully fitted with a range of wall and base units, complemented by stylish worktops and tiling. It comes complete with integral gas cooking facilities, a dual oven, fridge, and freezer, and enjoys views of the rear garden through a large window. A back door provides direct access to the garden, while the adjacent dining room features French doors leading outside, ideal for family gatherings or entertaining guests.

The ground floor also boasts a modern family bathroom, featuring a three-piece suite, including a free-standing bath, a WC, hand basin with under-sink storage, a mirrored cabinet, and a heated towel radiator. The bathroom is finished with contemporary wall and floor tiling and is complemented by soft, ambient lighting.

Upstairs:

The first floor landing leads to three further bedrooms. The master bedroom is a spacious retreat, featuring built-in wardrobes and plenty of space for a double bed. It also benefits from a private en-suite bathroom, fitted with a WC, hand basin, and a corner shower cubicle. Bedroom two is a generously sized room, also with fitted storage, offering ample space for a double bed. Bedroom three, currently used as an office, would also work well as a home office for those who need a quiet space to work from home.

Externally:

To the rear, the south-facing garden is a beautifully landscaped retreat, ideal for enjoying the outdoors. The garden features a combination of stone paving and wooden decking, creating the perfect space for outdoor seating to relax and enjoy summer evenings. A well-kept lawn, mature shrubbery, and plants surround the perimeter, offering both privacy and a touch of nature. The garden provides an excellent space for family and friends to gather and entertain.

In Summary:

This wonderful home offers an exceptional amount of space and a fantastic location, combining practicality with comfort. To truly appreciate the quality and versatility of this property, a viewing is highly recommended. Call the office today to arrange your viewing and explore all that this beautiful home has to offer.

HUNTERS are excited to present this stunning four-bedroom detached dormer bungalow, ideally located in the highly sought-after town of Garforth. This well-proportioned home offers flexible living space, ideal for growing families. On the ground floor, you'll find a welcoming entrance hallway, a spacious lounge, a formal dining room, a fully fitted kitchen, a modern bathroom, and a versatile fourth bedroom. The integral garage offers convenient storage or potential for further use. Upstairs, the first floor comprises three additional bedrooms, including a master bedroom with its own en-suite. Outside, the property is surrounded by a wrap-around garden and offers generous off-street parking for multiple vehicles, alongside a beautifully maintained rear garden, perfect for enjoying the sunny weather.

Features

• Detached four bedroom dormer bungalow • No onward chain • Spacious living throughout • Sought after location • Close to local amenities • Expansive rear garden • Ample off street parking • Freehold • EPC rating E • Council tax band E