





The Gables Barrowby Lane, Garforth Leeds LS25 1NG



# welcome to

## The Gables Barrowby Lane, Garforth Leeds

William H Brown is proud to welcome to the market this 4-bedroom detached family home on a large plot in a popular location. Features 3 reception rooms, a modern kitchen diner, en-suite to the master bedroom, private rear garden, gated access, and ample parking.





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This 4-bedroom detached property offering well-presented and spacious accommodation, ideal for growing families. This home includes three reception rooms, a modern fitted kitchen diner, and an en-suite to the master bedroom. Additional features include a downstairs WC, good-sized bedrooms, and a family bathroom. Outside, the property boasts a private enclosed rear garden, secure gated access, and a block-paved driveway with ample parking for several vehicles. Situated in a popular location close to local amenities, schools, and transport links, this property is perfect for family living.

The property is located in the highly sought after and area of Garforth in Leeds with a great range of shops, cafes, restaurants and parks to explore. An array of local primary, secondary schools and colleges make Garforth.











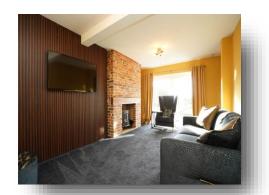
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### The Gables Barrowby Lane, Garforth Leeds

- Spacious 4-bedroom detached house
- Modern fitted kitchen diner
- 3 reception rooms
- En-suite to master bedroom
- Private enclosed rear garden

Tenure: Freehold EPC Rating: E

# £460,000









Please note the marker reflects the postcode not the actual property

#### view this property online williamhbrown.co.uk/Property/CGT110705



Property Ref: CGT110705 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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