



The Green, Garforth LEEDS LS25 2LB

welcome to

The Green, Garforth LEEDS

Offered with no onward chain, this beautifully presented and extended four-bedroom semi-detached home features a large driveway and is located on a quiet cul-de-sac, just a short walk from East Garforth train station. Viewings are highly recommended to appreciate this property.



This spacious home offers versatile living across two floors. The ground floor comprises an entrance porch, a welcoming lounge, a modern kitchen opening into a dining area, and a flexible room that can serve as a fourth bedroom, home office, or playroom. Upstairs, the first floor landing leads to three well-proportioned bedrooms and a contemporary family bathroom with W.C.

Externally, to the front, a generous block-paved driveway provides off-road parking for multiple vehicles. The rear of the property boasts a fully enclosed garden, ideal for entertaining, featuring a covered decked seating area complete with a bar and power supply, an Astroturf lawn, an additional decked seating space, and a large storage room.

Ground Floor

Kitchen/Dining Area

22' 4" MAX x 8' 4" MAX (6.81m MAX x 2.54m MAX)

Lounge

14' 4" MAX x 14' 9" MAX (4.37m MAX x 4.50m MAX)

Versatile Room; Bedroom Four

9' 9" MAX x 5' 11" MAX (2.97m MAX x 1.80m MAX)



First Floor

Bedroom One

13' 6" MAX x 8' 7" MAX (4.11m MAX x 2.62m MAX)

Bedroom Two

8' 4" MAX x 9' 2" MAX (2.54m MAX x 2.79m MAX)

Bedroom Three

16' 3" MAX x 6' 8" MAX (4.95m MAX x 2.03m MAX)

Bathroom



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- GUIDE PRICE £300,000-£310,000
- SEMI-DETACHED HOUSE LOCATED AT THE HEAD OF A CUL-DE-SAC STREET
- FOUR BEDROOMS
- PVCu DOUBLE GLAZED WINDOWS AND ENTRANCE DOORS
- NEW KITCHEN INSTALLED IN OCTOBER 2023

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£300.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111204 - 0003

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