









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











welcome to

The Green, Garforth LEEDS

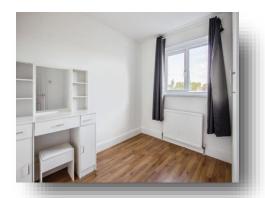
- GUIDE PRICE £300,000-£310,000
- SEMI-DETACHED HOUSE LOCATED AT THE HEAD OF A CUL-DE-SAC STREET
- **FOUR BEDROOMS**
- PVCu DOUBLE GLAZED WINDOWS AND ENTRANCE **DOORS**
- **NEW KITCHEN INSTALLED IN OCTOBER 2023**

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£300.000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111204



Property Ref: CGT111204 - 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 quidance 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.



0113 260 0945



william h brown

Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.