

Mike
Dobson



10 Invergarry Close
Garforth, Leeds, LS25 2NB

£235,000

10 Invargarry Close

Located in the charming Invargarry Close, Garforth, this delightful semi-detached house offers a perfect blend of comfort and style. Boasting two reception rooms, two double bedrooms, guest cloaks and house bathroom, this property is ideal for those seeking a cosy yet spacious home.

One of the standout features of this property is the side and rear extension, providing additional space for a separate dining room, utility area, and downstairs cloakroom with walk in store room/study space. This extension adds a touch of luxury and convenience to the property, perfect for modern living.

With parking space for up to three vehicles, you'll never have to worry about finding a spot for your car. The gas central heating and PVCu double glazing ensure that you'll stay warm and cosy during the colder months, while also keeping energy bills in check.

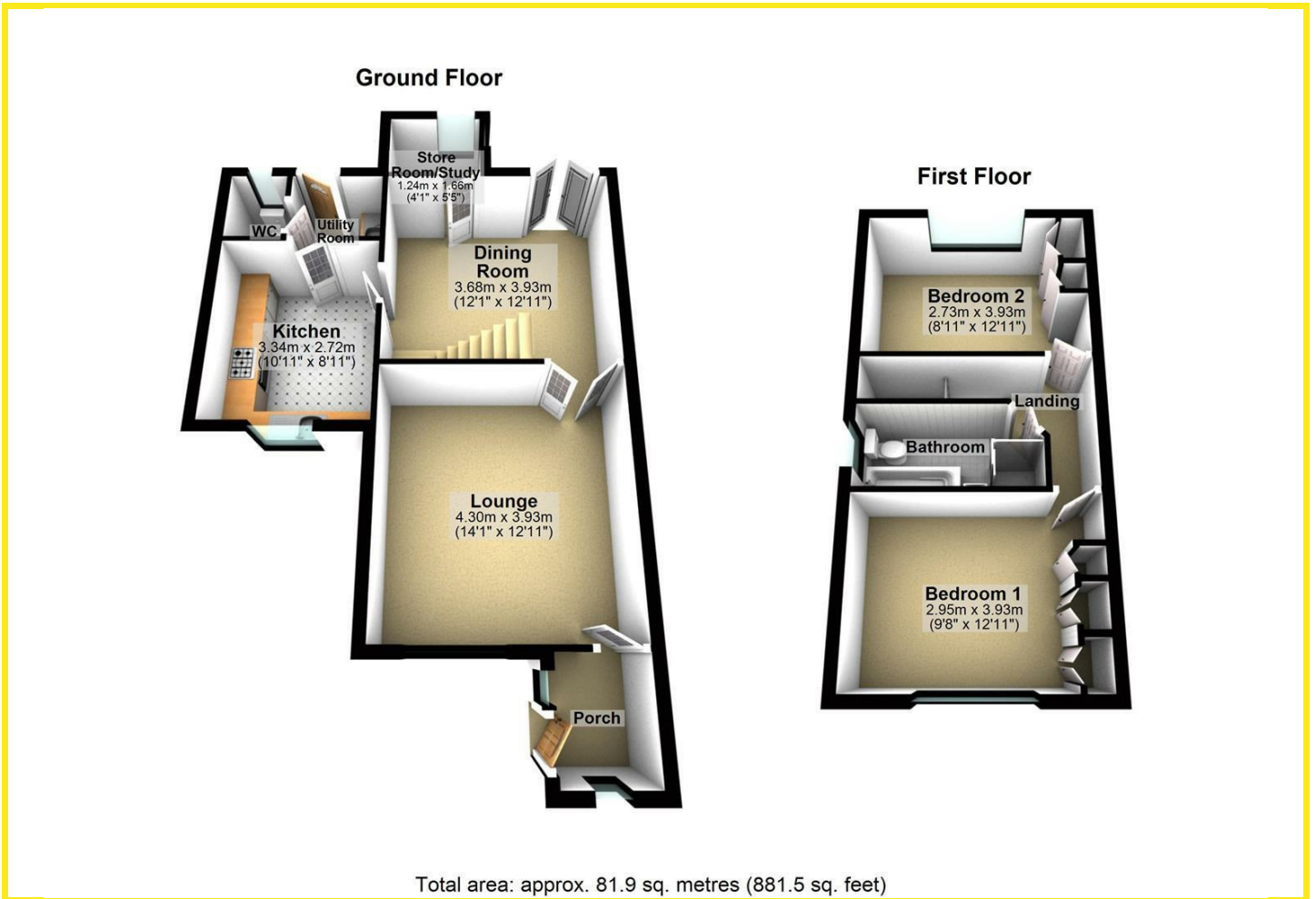
Step outside to discover the private and enclosed rear garden, a tranquil oasis where you can relax and unwind. The fitted kitchen, complete with a built-in oven, hob, and extractor, is a chef's dream, offering both functionality and style.

Don't miss the opportunity to make this charming house your new home. Book a viewing today and experience the comfort and convenience that this property has to offer.

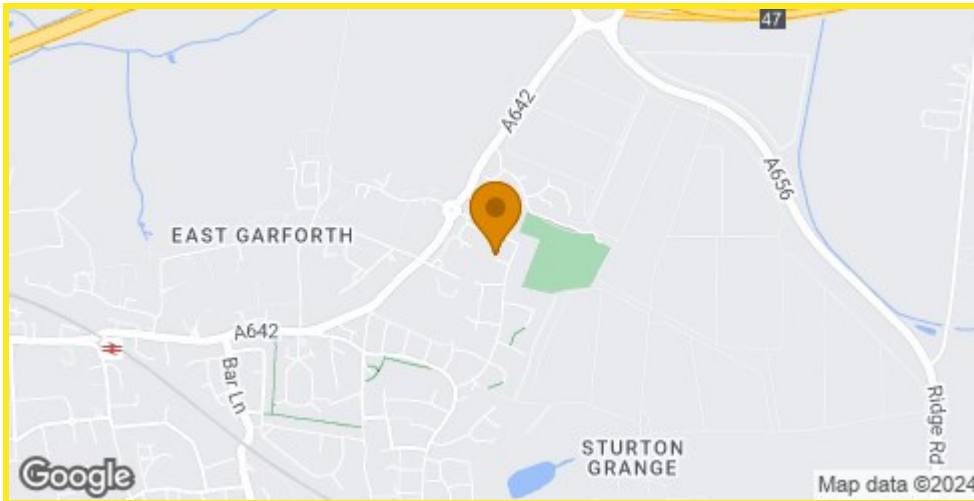




Floor Plan



Area Map



Energy Efficiency Graph

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

Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the fifth turning off on the right hand side on to Sturton Lane. Follow Sturton Lane, turning left onto Braemar Drive and then fourth left onto Invergarry Close where the property can be found as indicated by the agents board

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>