

Mike  
**Dobson**



**1 Cotswold Drive**

Garforth, Leeds, LS25 2DA

**Offers Over £395,000**



# 1 Cotswold Drive

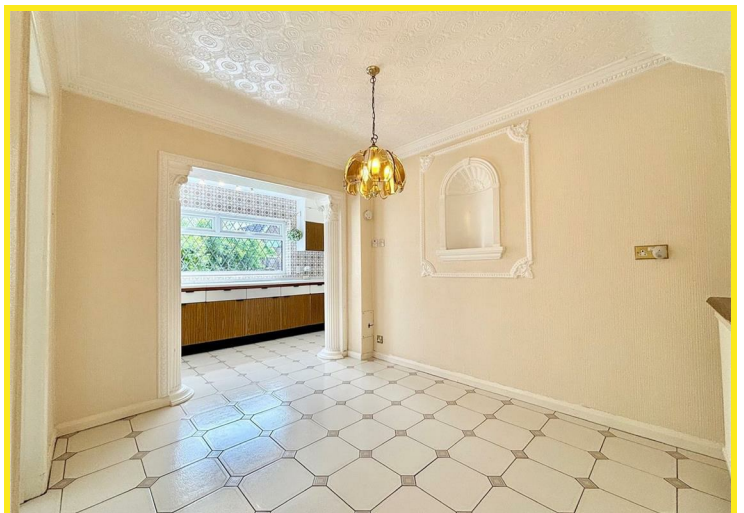
Welcome to Cotswold Drive, a charming property located in the sought-after area of Garforth. This delightful detached house boasts 3 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms, there is ample space for the whole family to enjoy.

The property features a three piece shower room, comprising of walk in double shower, pedestal wash basin and low flush WC, ensuring convenience and comfort for all residents. Situated on a large corner plot, this house offers plenty of outdoor space for gardening, playtime, or even hosting summer barbecues.

One of the highlights of this property is the double garage, providing secure parking for your vehicles and additional storage space. There are also two driveways providing further off road parking, ideal for households with multiple cars or for guests.

For those who appreciate a touch of luxury, the balcony off the third bedroom is the perfect spot to unwind and enjoy a cup of tea while taking in the views of the surrounding neighbourhood.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort that Cotswold Drive has to offer.

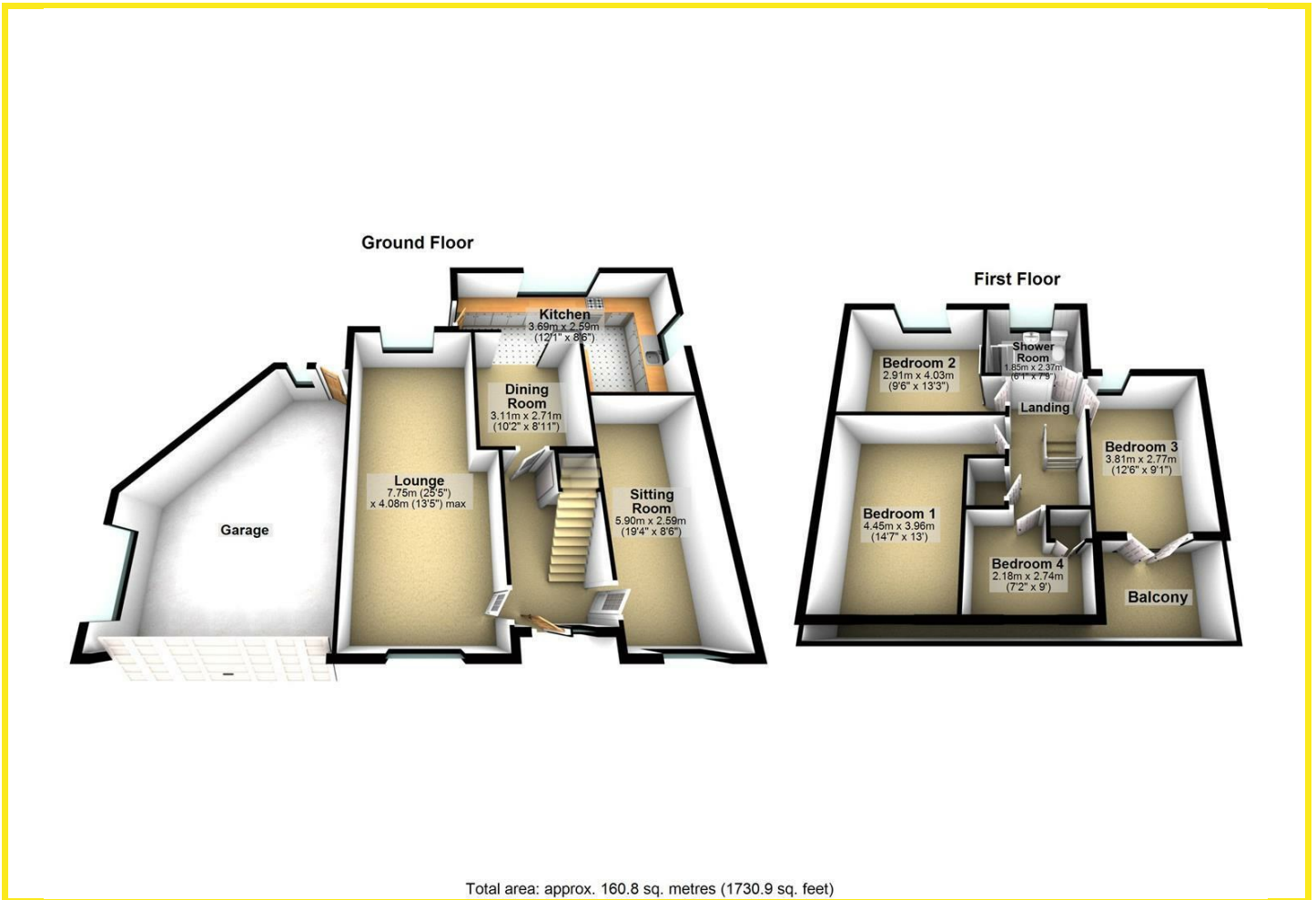




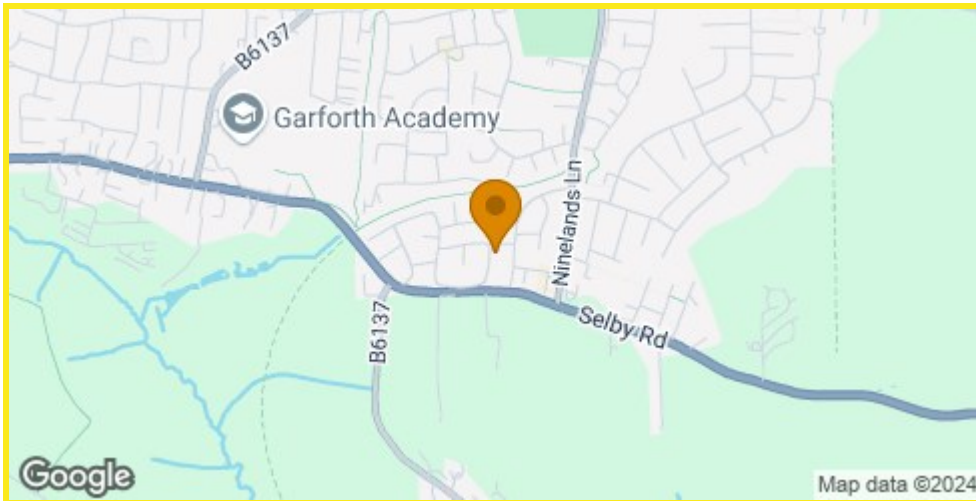




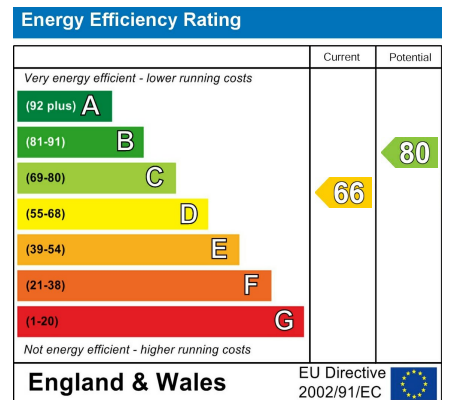
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Take the first turning left off Ninelands Lane on to Long meadow gate, at the 'T' junction turn right on to Long Meadows, then left on to Arran Drive, Cotswold Drive is then the first turning on the left.

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 firm's 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](mailto:headoffice@mdobson.co.uk) <http://www.mdobson.co.uk>