

Mike  
**Dobson**



**62 Westway**

Garforth, Leeds, LS25 1DB

**£725,000**

# 62 Westway

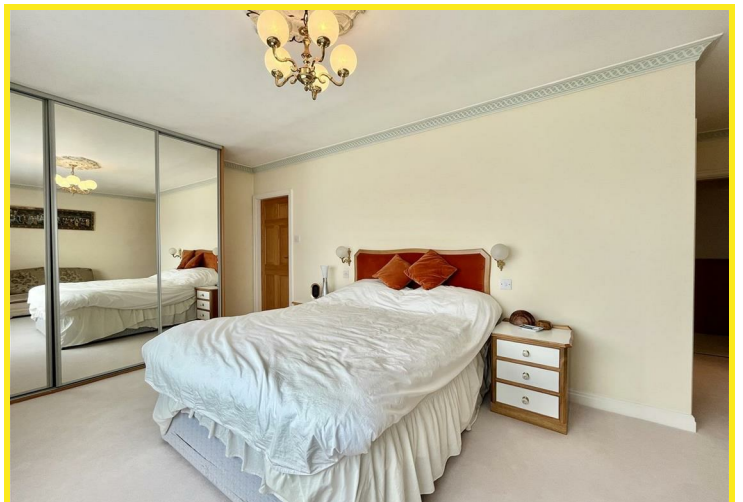
A spacious five bedroom detached family home located in an excellent position to the west of Garforth.

The accommodation briefly comprises conservatory, entrance hall, W.C., kitchen/diner, further second kitchen, lounge, office/temple, first floor landing, bedroom one, walk in wardrobe, en-suite bathroom, bedroom two, en-suite shower room, bedroom three, bedroom four, bedroom five, study, and family bathroom/W.C.

In addition the property has an alarm system which is regularly serviced, PVCu double glazed windows, bi-folding doors from the lounge leading to the conservatory, gas fired central heating with Ideal central heating boiler which is approximately 3 years old and still within the warranty, new carpet to entrance hall, stairs, landing & lounge, modern high gloss fitted kitchen with Quartz work surfaces and induction hob, two ovens, integrated fridge and plumbing for washing machine, office/temple which is an ideal space if you work from home, and fitted wardrobes to all bedrooms.

Externally, to the front of the property is a well kept lawned garden with plants and shrubs to the borders. There is a large block paved driveway which provides ample off road parking and leads to a double garage having electric door and side access door. To the rear of the property is a beautiful garden having a shaped lawn with Indian paving surrounding it.

Contact our office today to arrange your viewing!

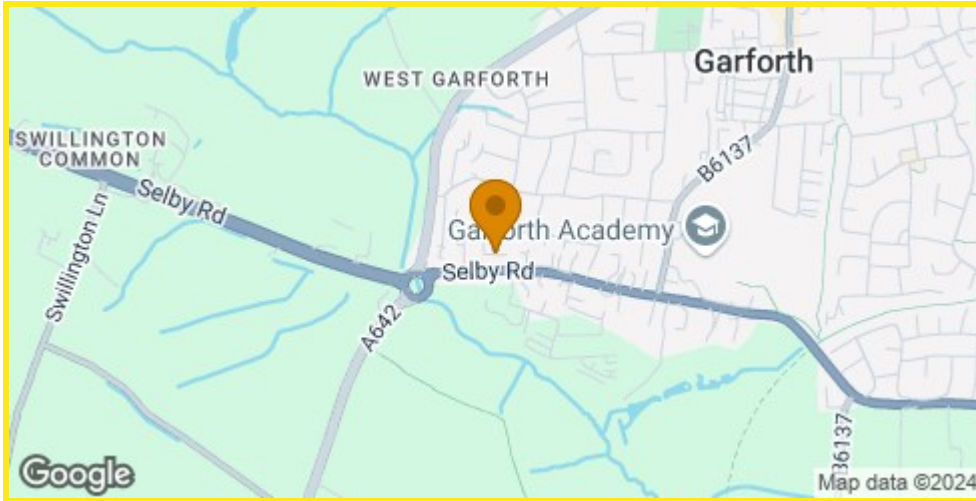




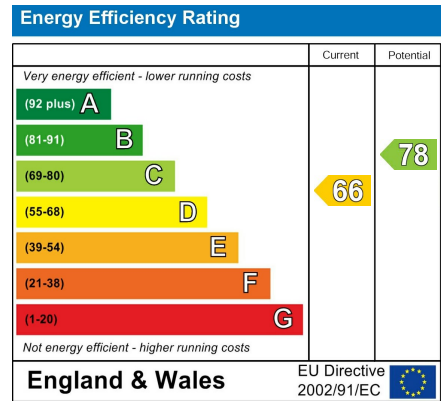
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by Garforth Academy. Take the first left off Lidgett Lane on to Ringway. Follow Ringway and Westway is the fifth turning off on the left hand side. Ringway can also be accessed from the A642 Wakefield Road and from this direction Westway is the second turning off Ringway on the left hand side.

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