

Mike  
**Dobson**



**3 Saxton Court**

Garforth, Leeds, LS25 2NX

**£410,000**



# 3 Saxton Court

A rare opportunity has arisen to purchase this four bedroom detached home, situated on a quiet cul-de-sac within the heart of Garforth and having easy access to local shops, schools and public transport links, including Garforth Train Station, as well as the A1/M1 motorway. The spacious accommodation briefly comprises: entrance hall, snug, ground floor WC, lounge/dining area open plan to the kitchen, first floor landing leading to four double bedrooms, the main having an en-suite, and family bathroom. In addition, the property has PVCu double glazed windows and patio doors leading from the living/dining area to the rear garden, composite entrance doors, gas central heating with boiler located in the garage, modern fitted kitchen with a range of light grey shaker style units with integrated appliances to include five ring induction hob on the island, eye level double electric oven, washing machine, dishwasher and fridge freezer along with a gas fire to the living/dining area. There are fitted wardrobes to three of the four bedrooms as well as an en-suite shower room to the main bedroom with independent shower cubicle, pedestal wash basin and low flush WC. To the family bathroom is another three piece white suite comprising P shaped bath with shower over, pedestal wash basin and low flush WC. There is also an access point to the loft from the landing with pull down ladder and it is part boarded. Outside, to the front of the property is off road parking and large lawned area. There is an integral garage with up and over door, power and light as well as a side courtesy door. There is also parking for two further cars which can be identified upon inspection. To the rear is a private and enclosed garden having paved seating area, lawn and a summerhouse.

An early viewing is highly recommended to avoid missing out!

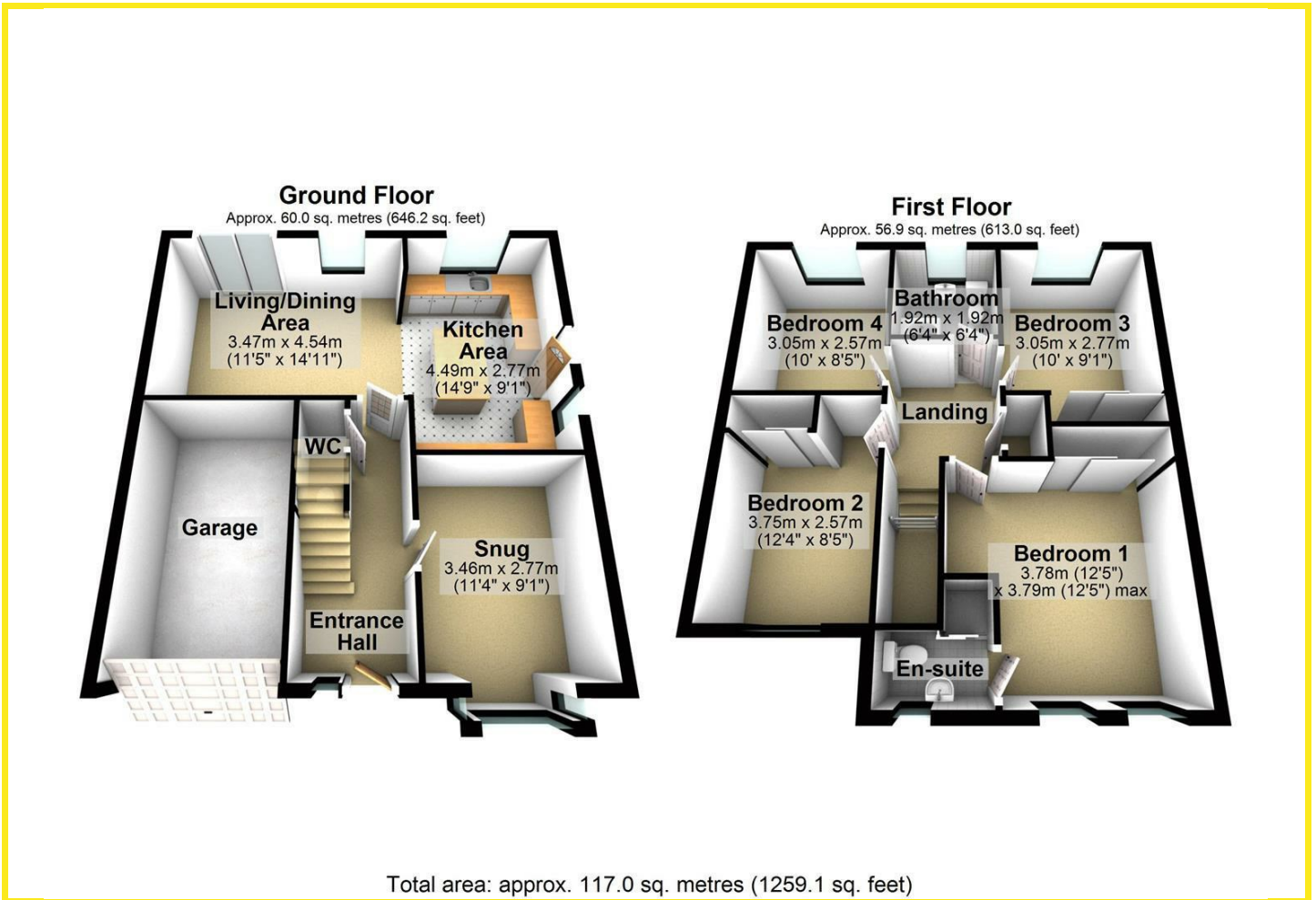




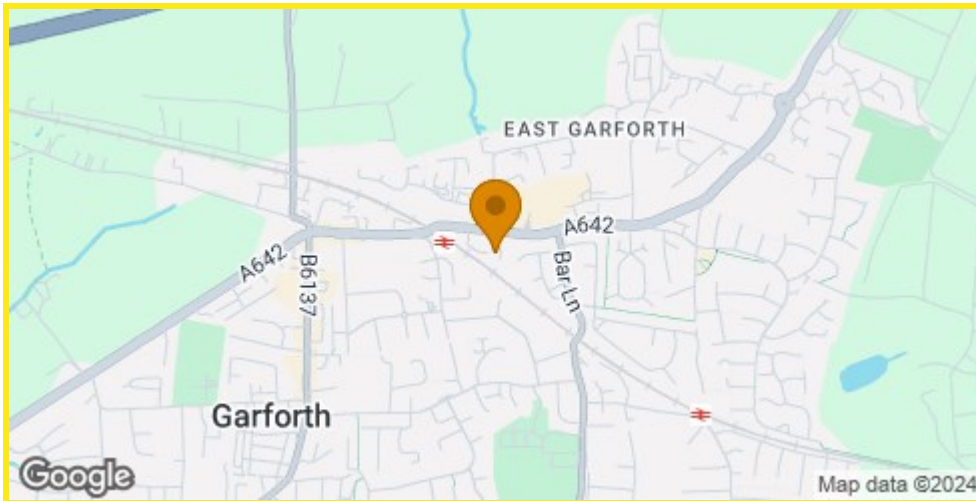




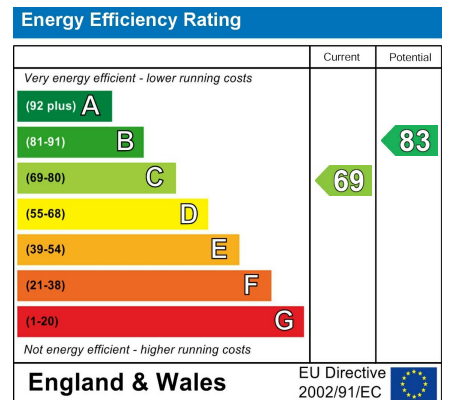
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Garforth office turn right up Main street, turning right at the traffic lights onto Aberford Road, continue along this road taking the fourth turning right into Saxton Court, where the property can be found on the left hand side.

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