

Mike  
**Dobson**



**1 Goosefield Rise**  
Garforth, Leeds, LS25 1BY

**£200,000**

# 1 Goosefield Rise

Welcome to Goosefield Rise, located in the heart of Garforth, Leeds, boasting a cosy reception room, perfect for relaxing with family and friends, and three inviting bedrooms, ensuring there's ample space for everyone to unwind and rest comfortably.

The property features a fitted kitchen with provision for appliances, making meal preparation a breeze. The three-piece white bathroom suite and the ground floor WC offers functionality for your daily routines.

Step outside to discover a paved seating area to the rear, surrounded by shrub beds, creating a peaceful oasis for outdoor enjoyment. Additionally, the front garden is paved and pebbled, adding a touch of character to the property's exterior.

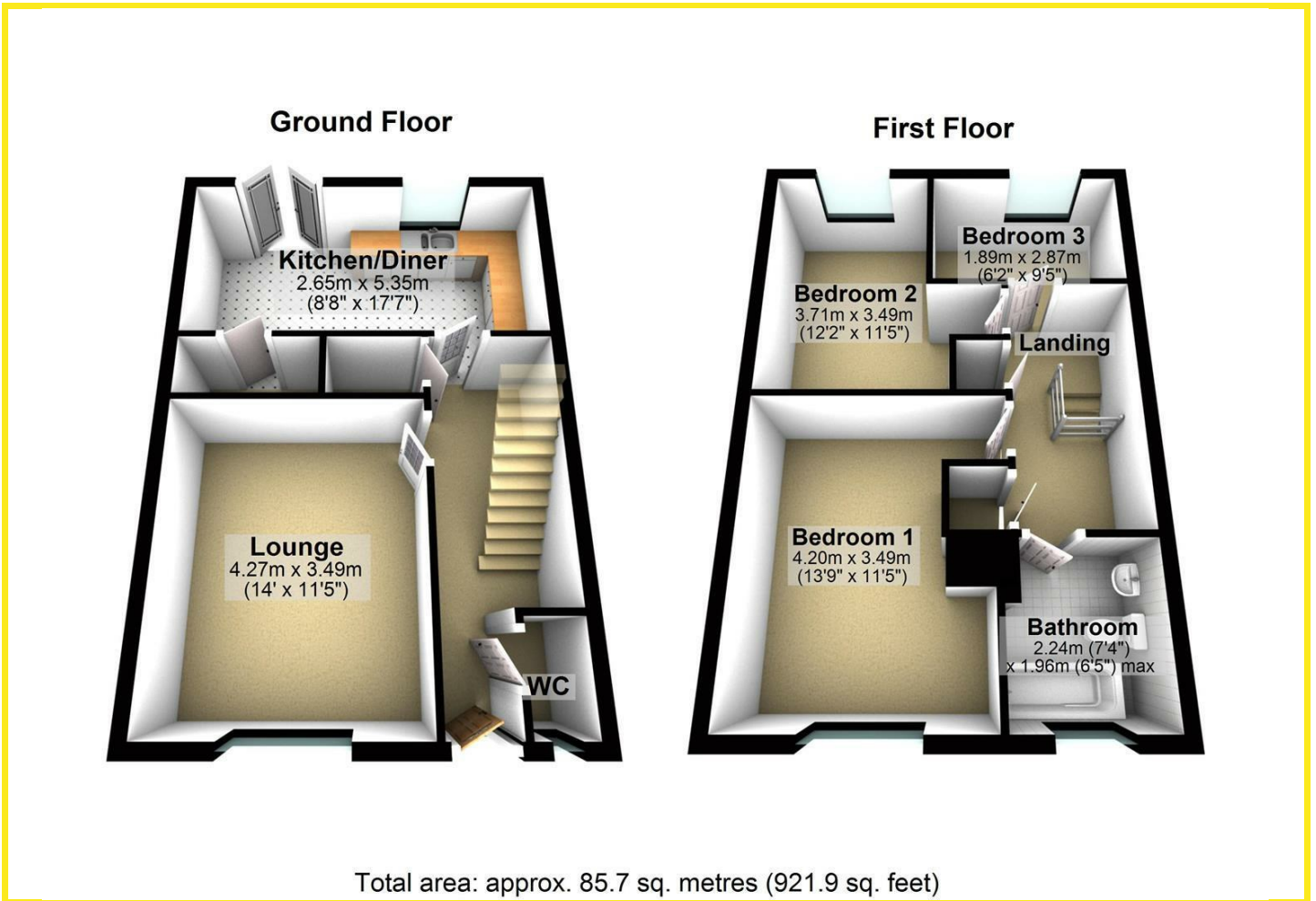
The property is in an ideal location having easy access to local shops, schools and public transport links as well as the A1/M1 motorway.

With the added benefit of no onward chain, this property is ready and waiting for you to make it your own. Don't miss out on the opportunity to call Goosefield Rise your new home in Garforth.





# 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by Garforth Academy. From Lidgett Lane take the first turning left on to Ringway and Goosefield Rise is then the third turning off Ringway on the left hand side. The property is located on the left hand side.

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