

Mike
Dobson



71 Kingsway

Garforth, Leeds, LS25 1DQ

£525,000

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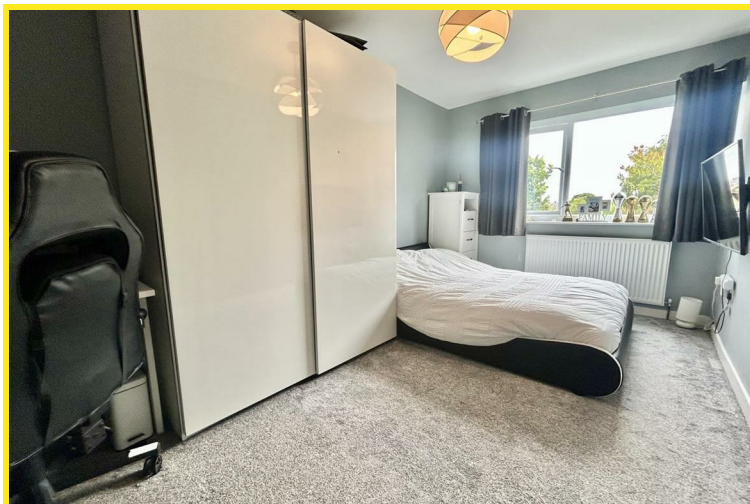
Nestled in the charming Kingsway of Garforth, this spacious detached house is a true gem waiting to be discovered. Boasting a spacious lounge, large open plan kitchen and dining room, utility room, ground floor wet room and five spacious bedrooms, this property offers ample space for a growing family or those who love to entertain. The property has been lovingly refurbished throughout by the current owners, ensuring a contemporary and stylish living space for its new occupants.

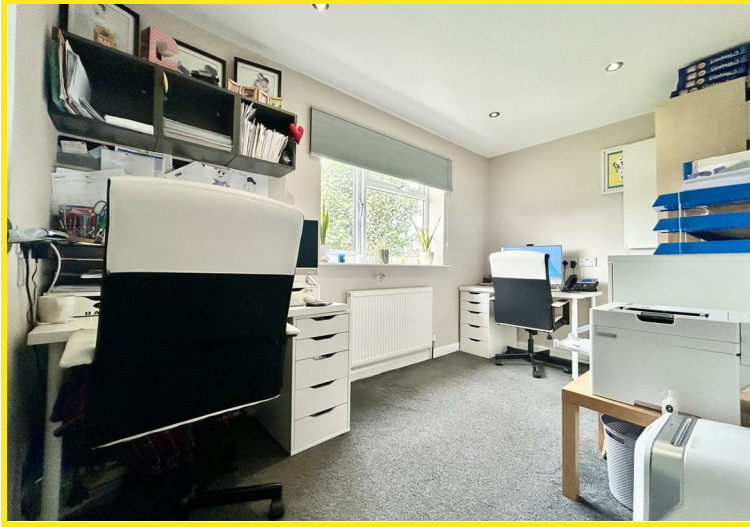
The large modern fitted dining kitchen, having a complete range of integrated appliances, is a culinary enthusiast's dream with an extensive range of units, wooden work tops, breakfast bar & French doors opening on to the large rear garden.

With a four-piece white bathroom suite, comfort and luxury are seamlessly combined. The convenience of gas central heating with a combination boiler adds to the appeal of this already desirable home.

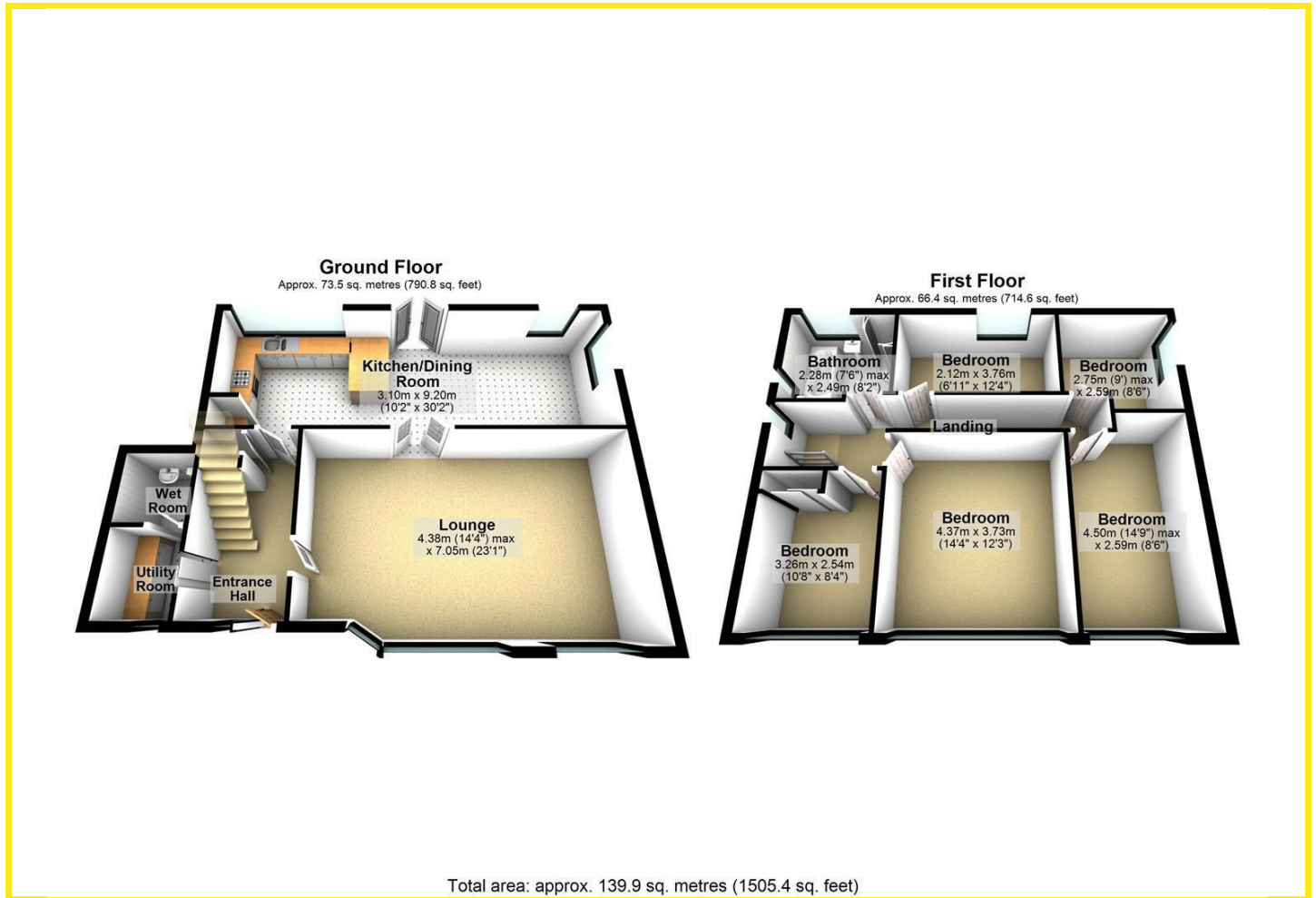
Parking will never be an issue with space for up to six vehicles, making hosting gatherings a breeze. Situated on a large corner plot, the property features a sweeping driveway leading to a larger than average detached garage, perfect for storage or a workshop. The generous rear lawned garden with patio and decked seating areas provides a tranquil escape from the hustle and bustle of everyday life.

Don't miss the opportunity to make this property your own and enjoy the best of both worlds - a peaceful retreat in a convenient location.

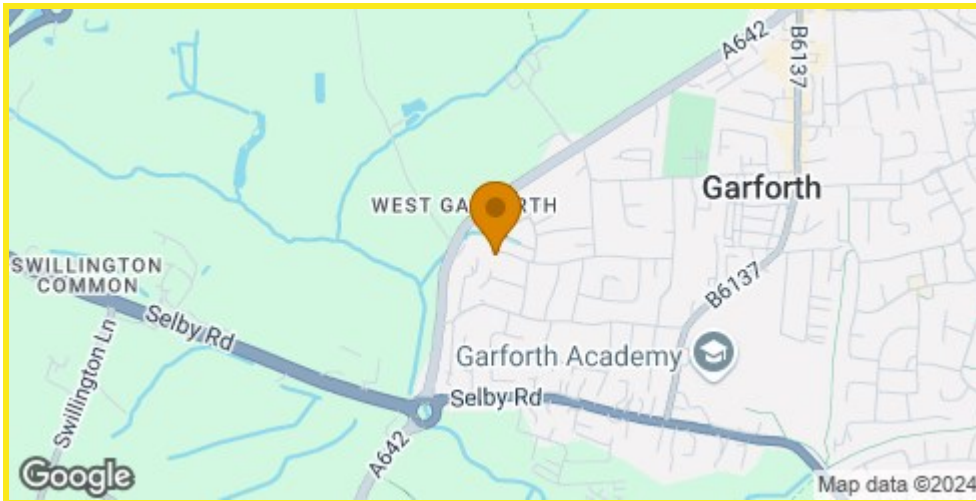




Floor Plan



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

Turn left from our Garforth branch on Main Street, taking your first right on to Barleyhill Road opposite the Medical Centre. Take the fourth turning left off Barleyhill Road onto Poplar Avenue, then your first right on to Kingsway where the property can be located on the left hand side.

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.

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