

Mike
Dobson



2 Church Square
Garforth, Leeds, LS25 1JF

£220,000

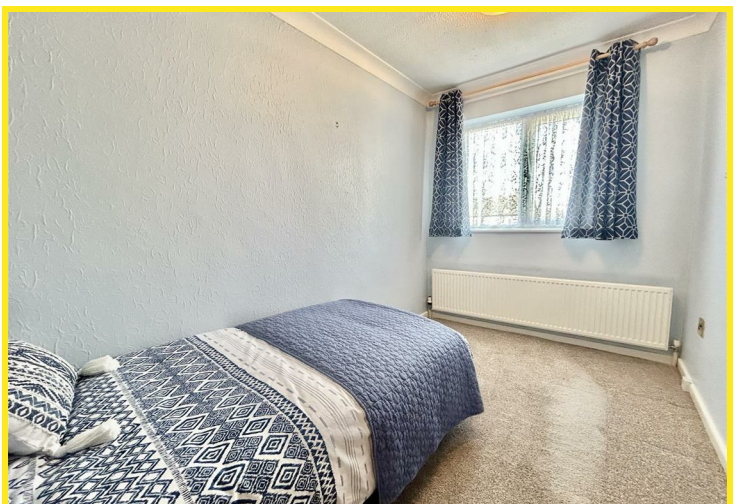
2 Church Square

Welcome to this charming semi-detached house located in Church Square, Garforth, Leeds. This property boasts a spacious layout with one reception room, three cosy bedrooms, and a well-appointed bathroom with separate WC.

Situated on a larger than average plot, this house offers ample space both inside and out. The beautiful low maintenance gardens at the front and rear of the property are mainly paved and pebbled with raised planters having a large variety of plants and shrubs and provides a serene setting for relaxation or entertaining guests.

Featuring modern comforts, this home is equipped with gas central heating to keep you warm during the colder months, with the combination boiler being installed in 2019 and still under warranty. Additionally, there are PVCu double glazed windows and doors along with PVCu fascias and guttering all recently installed and still under guarantee, An externally accessed PVCu double glazed conservatory serves as a perfect spot to enjoy the beautifully presented front garden.

Don't miss the opportunity to make this lovely house your new home. With its convenient location and desirable features, this property is sure to capture your heart. Contact us today to arrange a viewing.

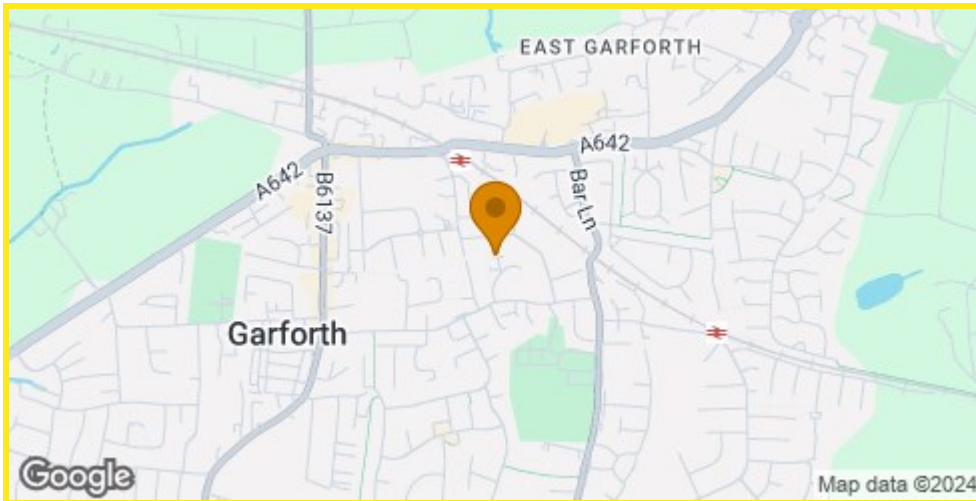




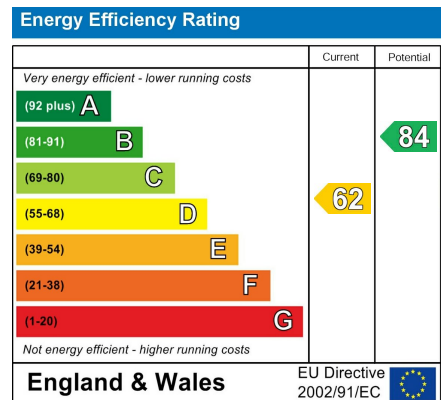
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth Office turn left onto Garforth Main Street taking the first left onto Church Lane between the Medical Centre and the library. Take the third turning left onto Church Approach and then take your first left onto Church Square where the property can be located at the end of the cul-de-sac off to the right.

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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