

*Mike*  
**Dobson**



**7 Springbank**

Garforth, Leeds, LS25 1DD

**£375,000**



## 7 Springbank

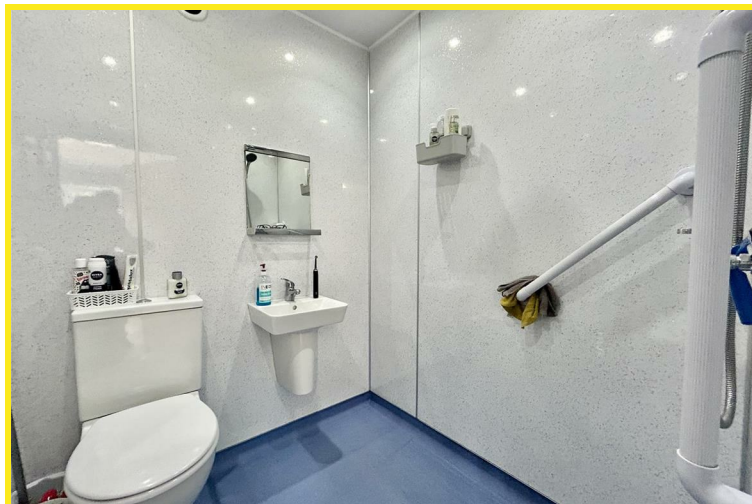
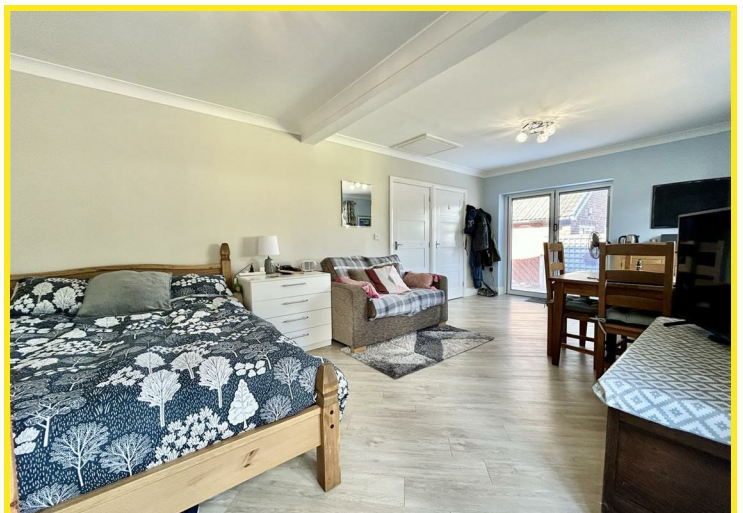
Nestled in the charming area of Springbank, Garforth, this delightful detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow has been thoughtfully extended, featuring a larger kitchen that boasts a modern fitted design, complete with a built-in oven, hob, and extractor. This culinary space is not only functional but also stylish, making it a joy to prepare meals. The extension to the rear has created a generous main bedroom that doubles as a sitting room with French doors and bi-fold doors leading to the garden area, complete with an ensuite wet room, ensuring privacy and convenience.

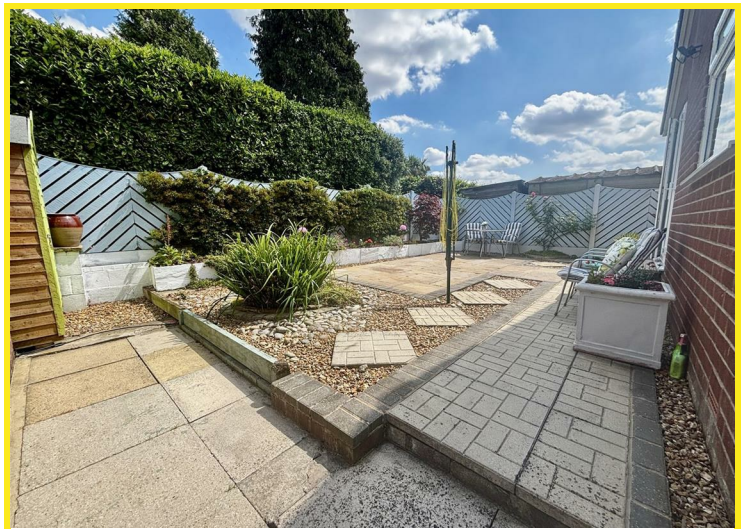
The property also includes a contemporary white bathroom suite, enhancing the overall modern feel of the home. With gas central heating and a recently installed combination boiler and PVCu double glazing, you can enjoy warmth and energy efficiency throughout the year.

Parking is a breeze with a long brick-paved driveway that accommodates up to three vehicles, providing ample off-road parking for residents and visitors alike. Gardens to the front and rear are low maintenance with a brick built outbuilding having a new window and door and small garden area to the front.

This bungalow is not just a house; it is a home that offers comfort, style, and practicality in a sought-after location. Whether you are looking to downsize or seeking a family-friendly environment, this property is sure to impress. Don't miss the opportunity to make this lovely bungalow your own.





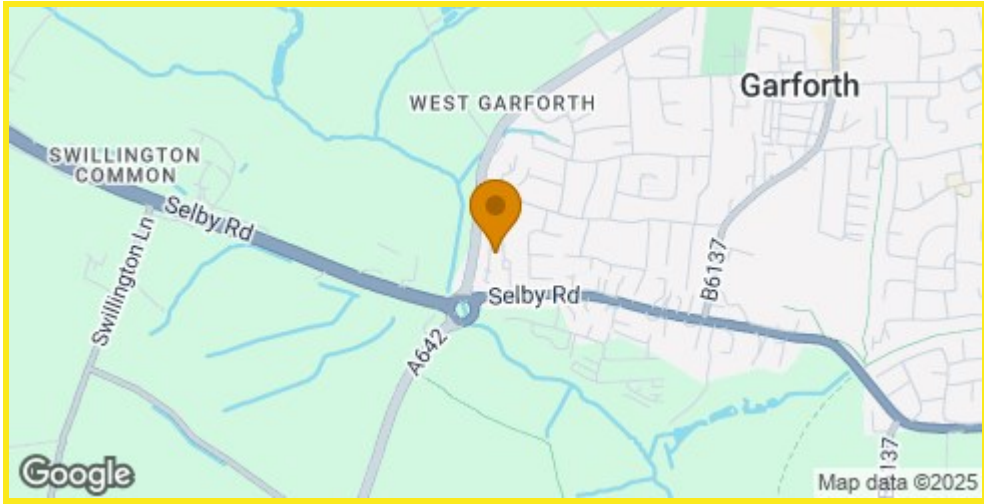




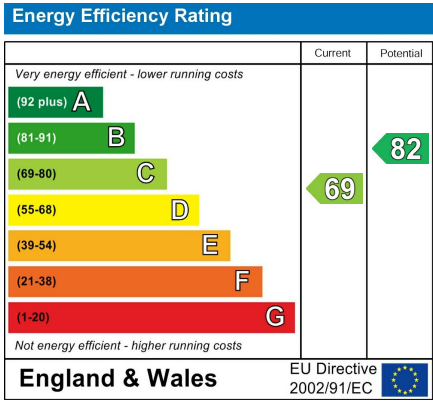
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road at the Old George roundabout turn on to Wakefield Road, Garforth and proceed ahead. Take the first turn right on to Ringway and then immediately left on to Springbank Crescent.