

Mike
Dobson



10 Silkstone Close
Garforth, Leeds, LS25 2PG

Offers Over £650,000

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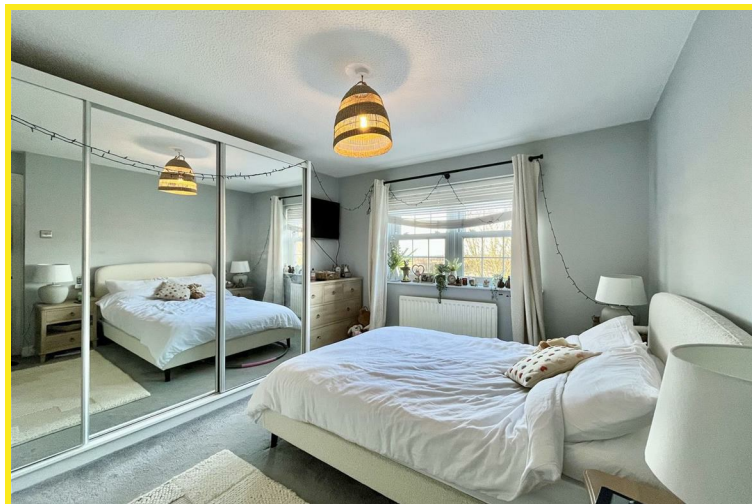
An excellent opportunity to purchase a seven bedroom detached family home situated at the head of a cul-de-sac street within a very popular development in Garforth.

The accommodation briefly comprises; entrance hall, separate W.C., lounge, kitchen/diner, utility room, converted garage now as a separate living space with lounge, kitchen area, bedroom and shower room, first floor landing, bedroom two, en-suite bathroom, bedroom three, en-suite shower room, bedroom four, bedroom five, bedroom six, bathroom/W.C, second floor landing, bedroom one, and bathroom/W.C.

In addition the property has seven bedrooms over three floors, PVCu double glazed windows throughout, composite front entrance door, French and bi-folding doors from the kitchen/diner leading out to the rear garden, gas fired central heating with combination boiler installed in 2023, stunning re-fitted kitchen in 2023 with large island, double oven, range cooker, American style fridge/freezer, ground floor W.C., two en-suites and two bathrooms .

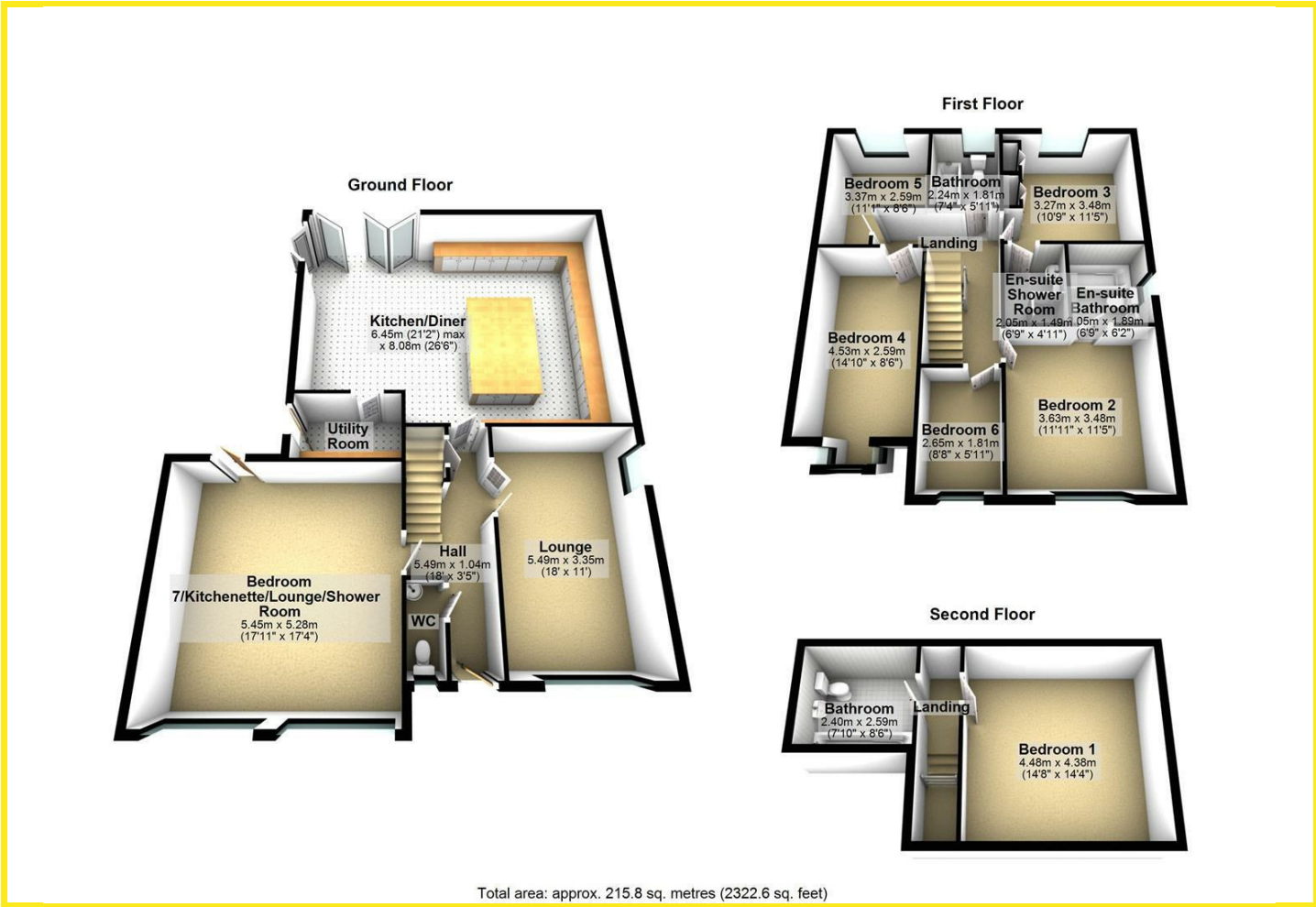
Externally, to the front of the property is a large block paved driveway providing ample off road parking for multiple vehicles. To the rear of the property is a fully enclosed lawned rear garden with block paved seating area & log store.

The vendor is happy to contribute £10k towards the stamp duty this will be taken off the price agreed.

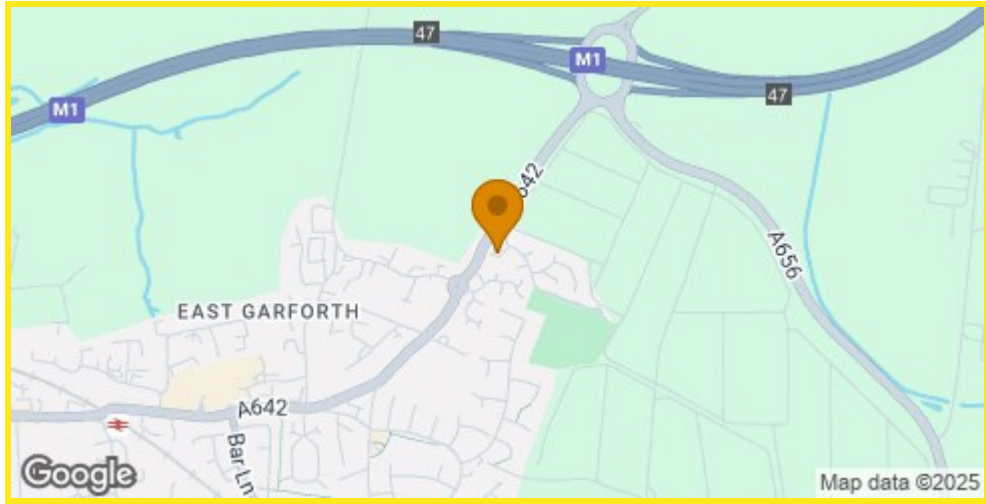




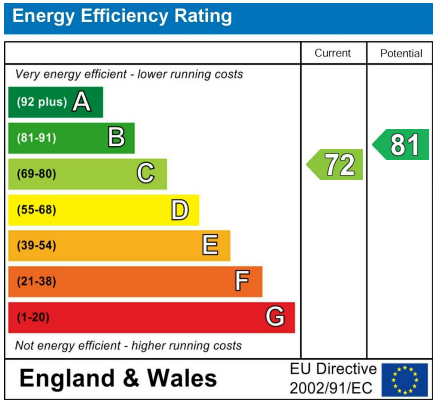
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth Office, proceed up Main Street to the traffic lights. At the traffic lights turn right on to A642 Aberford Road, continuing past Tesco and the Aagrah. At the mini roundabout take the second exit continuing along Aberford Road. Turn right on to Cedar Ridge. Take the first turning right once on this estate, where the property can be located by our board.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.