

Mike
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6 Arran Drive

Garforth, Leeds, LS25 2BU

£460,000

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Nestled in the desirable area of Arran Drive, Garforth, Leeds, this extended four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. The property boasts an inviting layout with three well-appointed reception rooms, including a cosy lounge, a charming sitting room, and a generous conservatory that bathes the space in natural light, perfect for relaxation or entertaining guests.

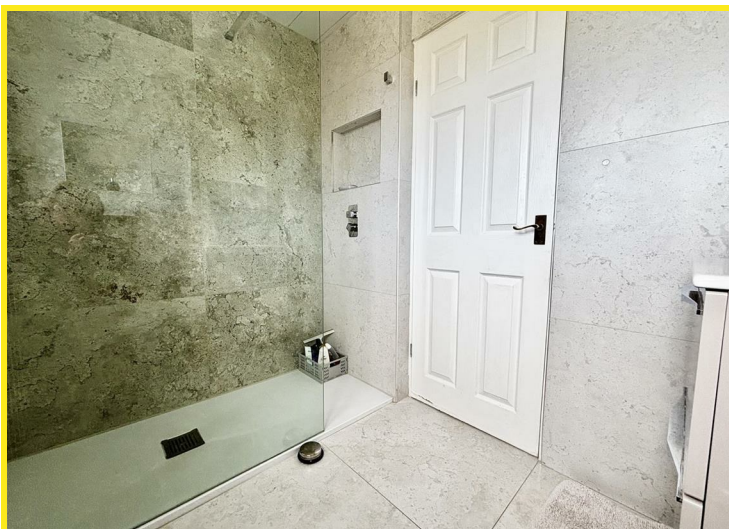
The fitted kitchen is equipped with modern conveniences, featuring an integrated fridge freezer and dishwasher, making meal preparation a delight. Additionally, a separate utility room offers practical plumbing for a washing machine, space for a dryer, and a convenient sink unit, ensuring that household chores are easily managed.

The main bedroom is a true retreat, complete with fitted wardrobes that provide ample storage. The bathroom has been thoughtfully re-fitted with a stylish three-piece white suite, including a walk-in shower, a vanity wash basin, and a WC, offering both functionality and elegance.

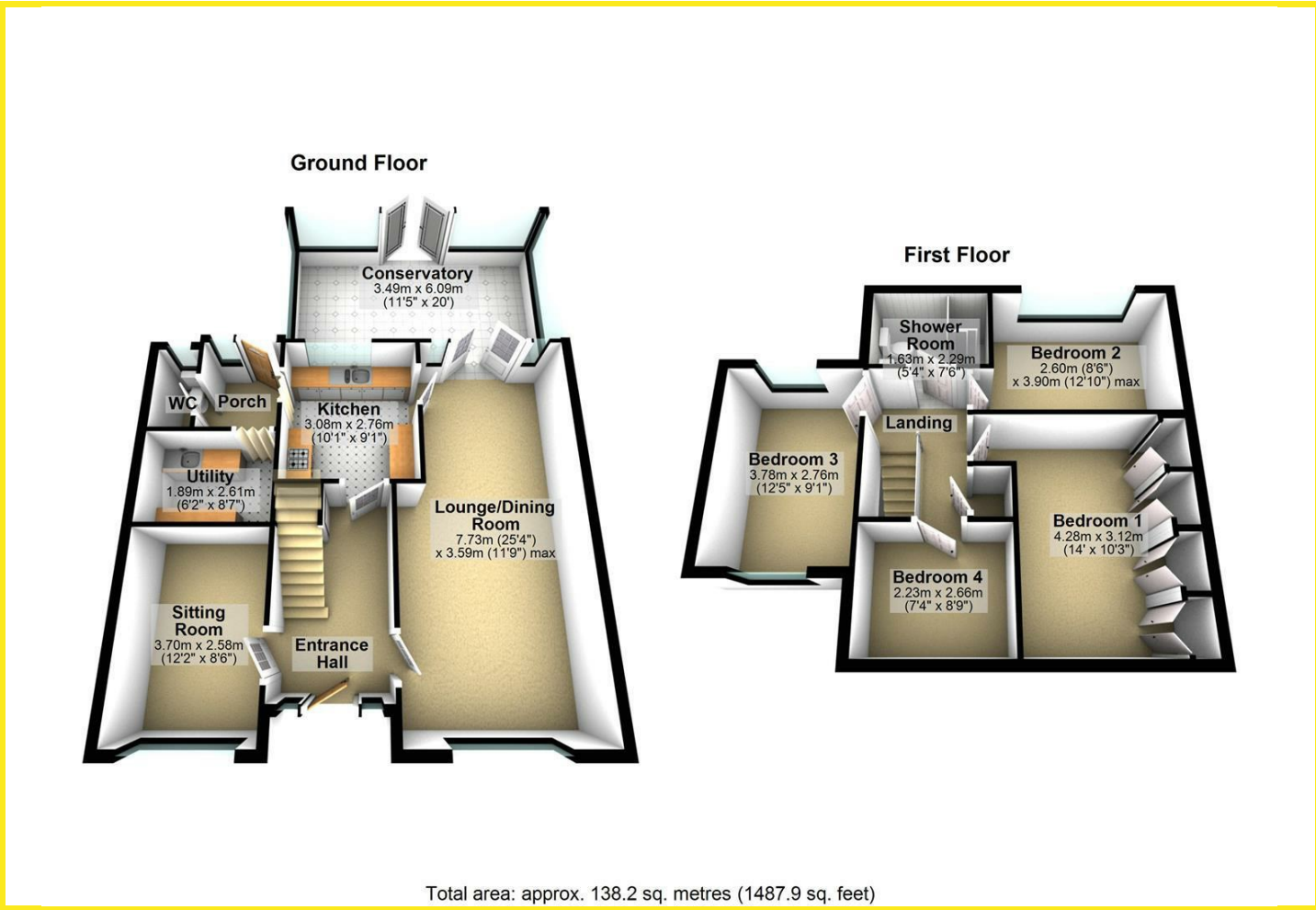
Outside, the property benefits from off-road parking for two vehicles, complemented by an attached garage with an up-and-over door for added convenience. The large private and enclosed rear garden is a standout feature, offering a paved seating area and a lush lawn, ideal for outdoor gatherings, children's play, or simply enjoying the tranquility of your own space.

This home is perfectly situated in a sought-after location, making it an ideal choice for those looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss the chance to make this delightful property your own.

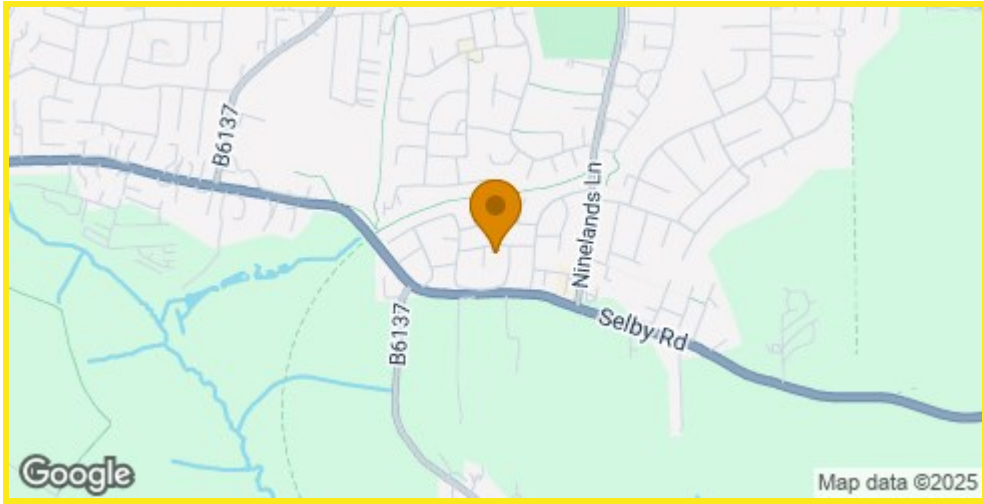




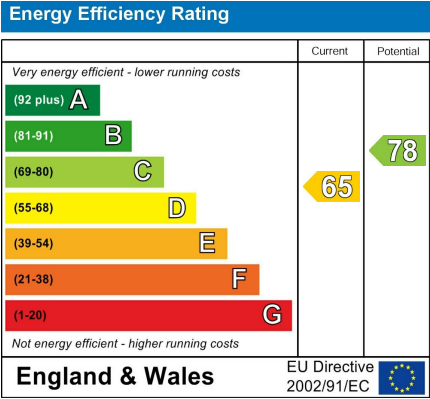
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Take the first turning left off Ninelands Lane on to Long meadow gate, at the 'T' junction turn right on to Long Meadows, then left on to Arran Drive where the property can be seen on the right hand side.