

Mike
Dobson



12 Hillside

Garforth, Leeds, LS25 2JJ

£255,000

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A three bedroom semi-detached house located in a cul-de-sac street and within walking distance to East Garforth train station.

The accommodation briefly comprises entrance porch, inner hallway, lounge, dining area, conservatory, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, and bathroom/W.C.

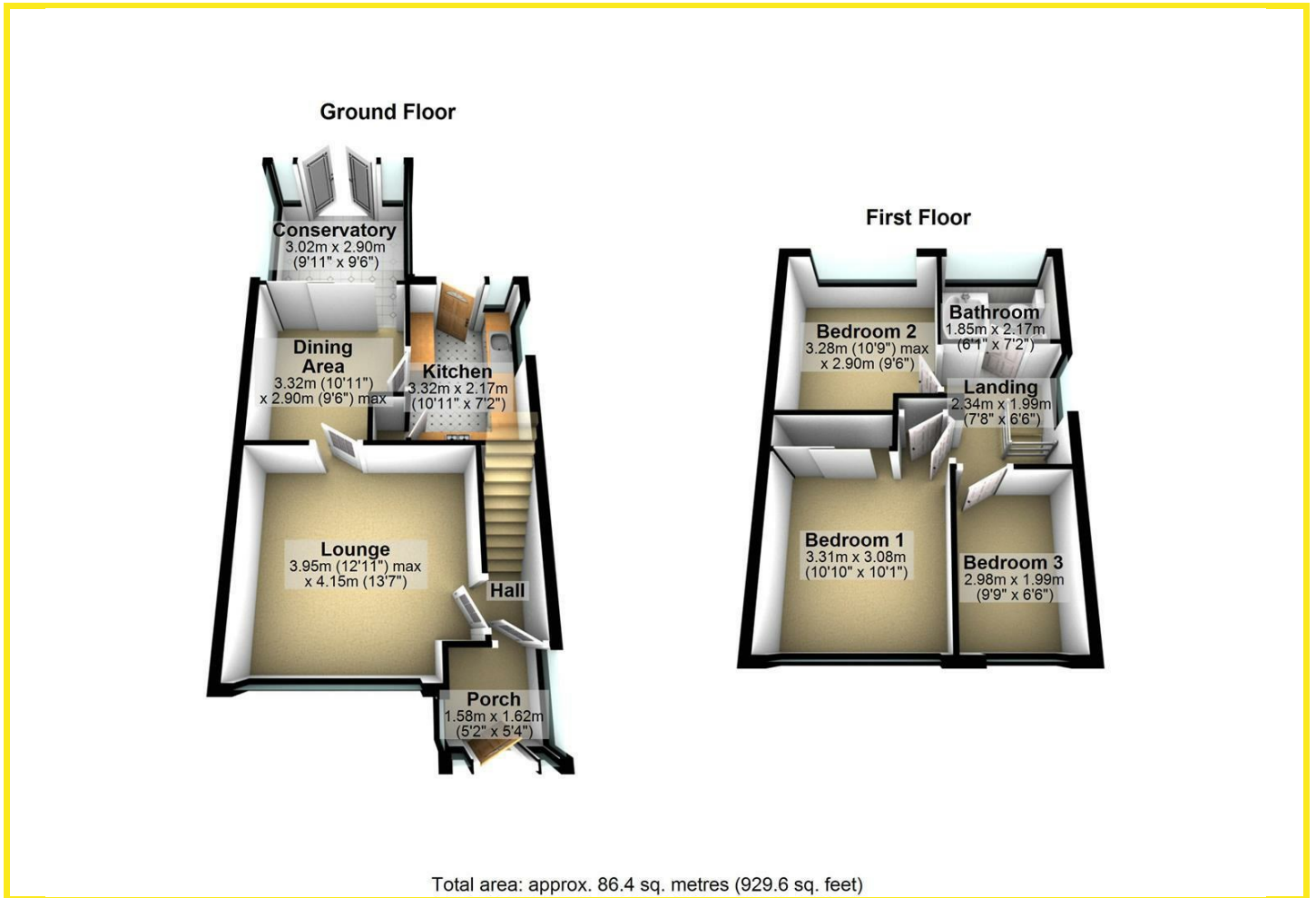
In addition the property has PVCu double glazed windows and entrance doors, gas fired central heating, fitted kitchen with space for cooker, fridge and plumbing for washing machine, fitted wardrobes to bedroom one, aluminium pull down loft ladder providing access to a boarded and carpeted loft space with two Velux skylight windows.

Externally, to the front of the property is a lawned garden with plants and shrubs to the border. A long driveway provides ample off road parking. To the rear of the property is a larger than average garden having a lawned area, paved patio seating area, greenhouse and feature pond. There is the added benefit of a garage with a single front access door.

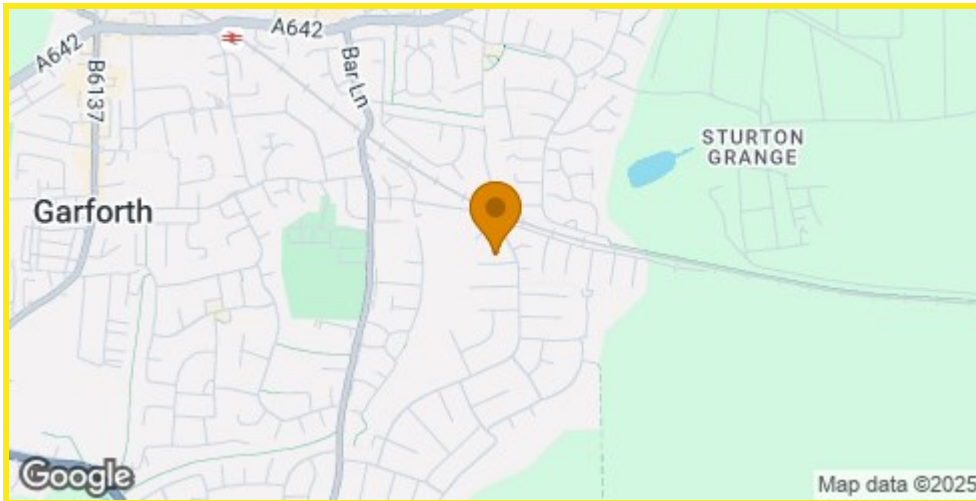




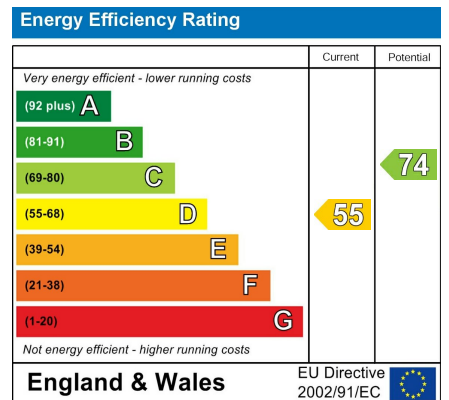
Floor Plan



Area Map



Energy Efficiency Graph



Directions

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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