

Mike
Dobson



7 Witham Way

Garforth, Leeds, LS25 2JG

£325,000

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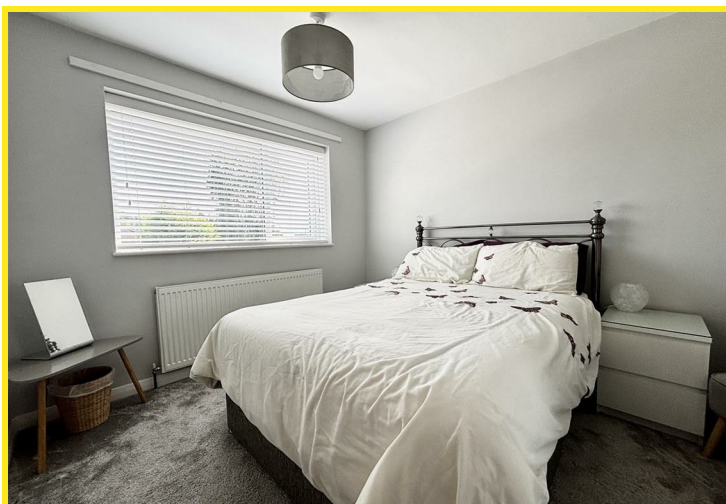
Nestled in the highly sought-after area of Garforth, Leeds, this truly stunning extended three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a cosy lounge featuring a charming log burner, ideal for those chilly evenings.

The heart of the home is undoubtedly the expansive open-plan kitchen and dining room, which boasts a contemporary fitted kitchen equipped with a range of integrated appliances. These include a double oven, induction hob, full-size fridge and freezer, washing machine, dishwasher, wine fridge, and a convenient Quooker tap, making it a dream for any culinary enthusiast. The bi-fold doors open to the garden, creating a seamless indoor/outdoor dining experience.

The first floor comprises two generously sized double bedrooms, alongside a family bathroom that features a bath with a shower over, a stylish vanity unit with a wash basin, and a WC. A handy study area at the end of the landing provides a perfect space for work or study. Ascending to the second floor, you will find the main bedroom, complete with a dressing area, and an additional shower room, ensuring privacy and convenience.

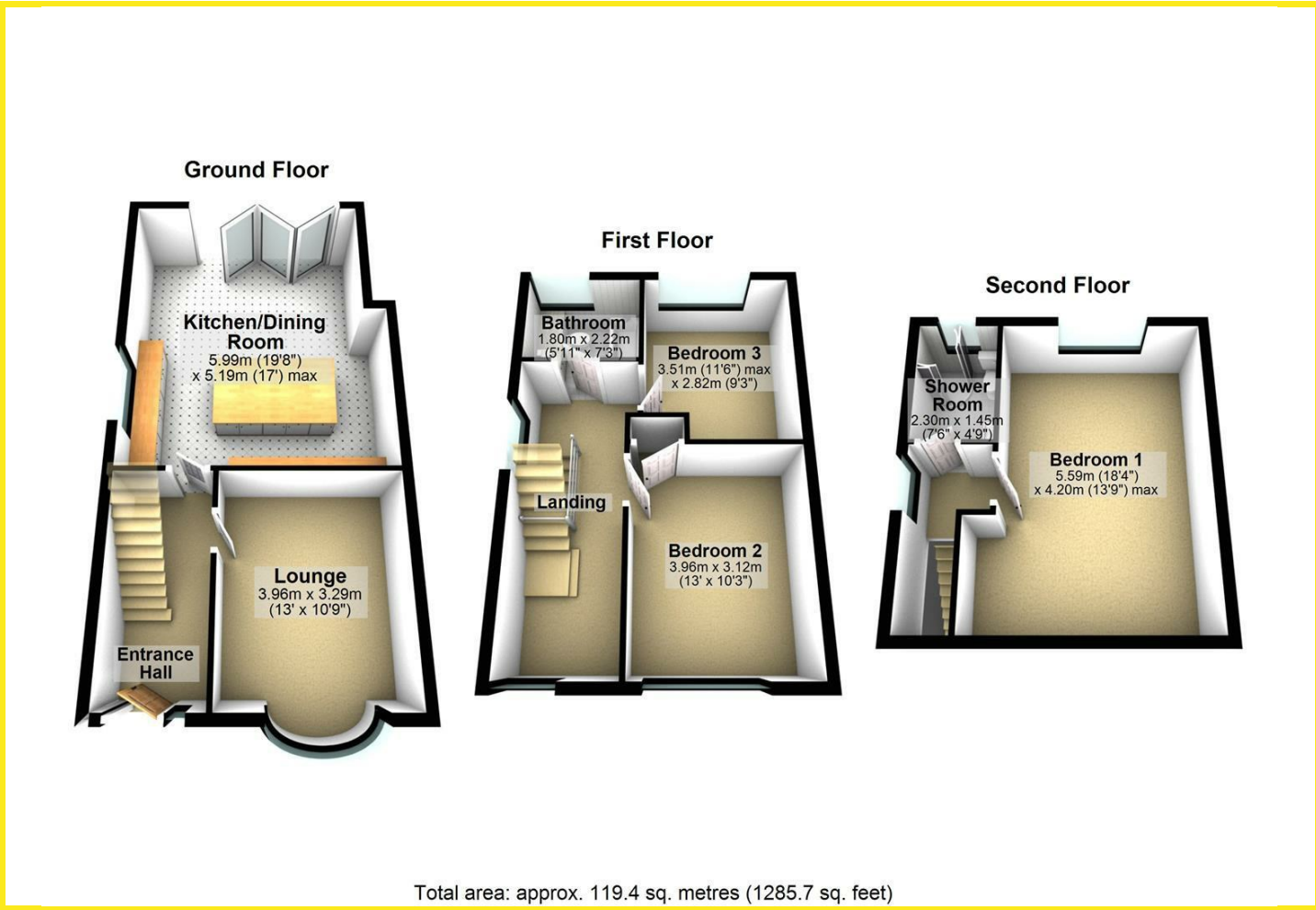
Set on a large plot, the property offers off-road parking for multiple vehicles at the front, along with a garage featuring an up-and-over door, power, and light. The private and enclosed rear garden is a delightful retreat, featuring a paved seating area and a well-maintained lawn, perfect for outdoor entertaining or simply enjoying the sunshine.

This exceptional property is not only a beautiful home but also a fantastic opportunity for families seeking a blend of space, style, and modern amenities in a desirable location.

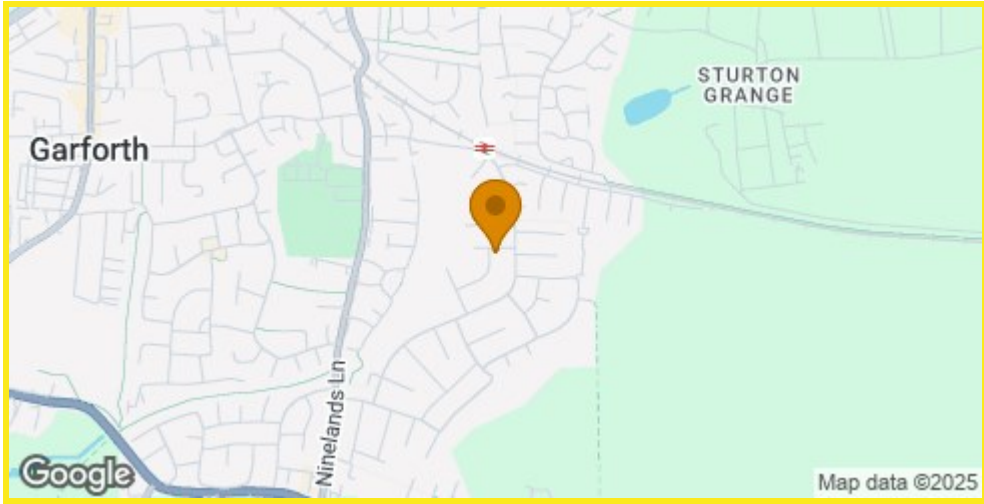




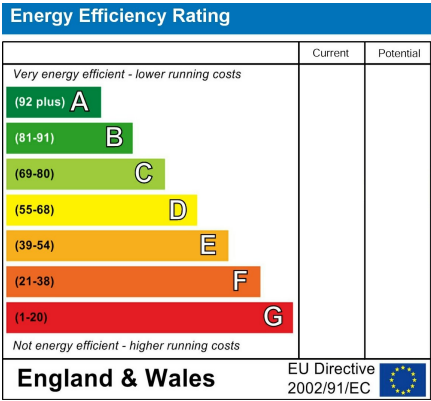
Floor Plan



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 right off Ninelands Lane on to Hazelwood Avenue, then first left on to Fairburn Drive. Witham Way is the second turning left off Fairburn Drive. Alternatively from Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. Turn right on to Ninelands Lane, then immediately left on to Green Lane. Bear right on to Fairburn Drive and from this direction Witham Way is the fourth turning off Fairburn Drive on the right hand side.

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