

Mike
Dobson



16 Rose Court

Garforth, Leeds, LS25 1NS

£390,000

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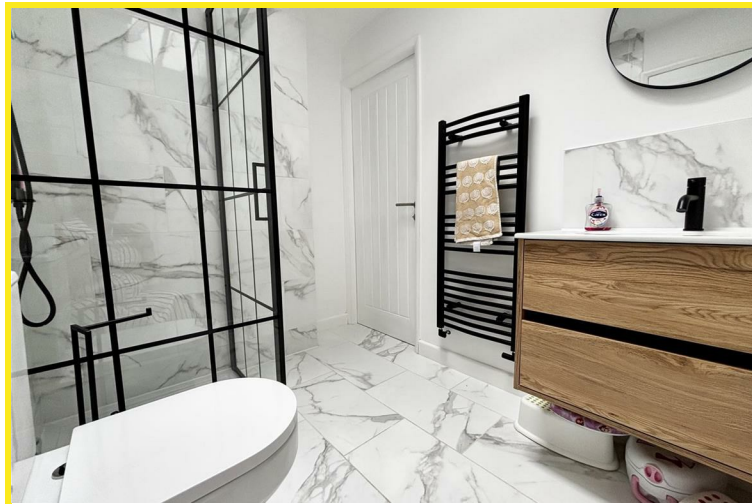
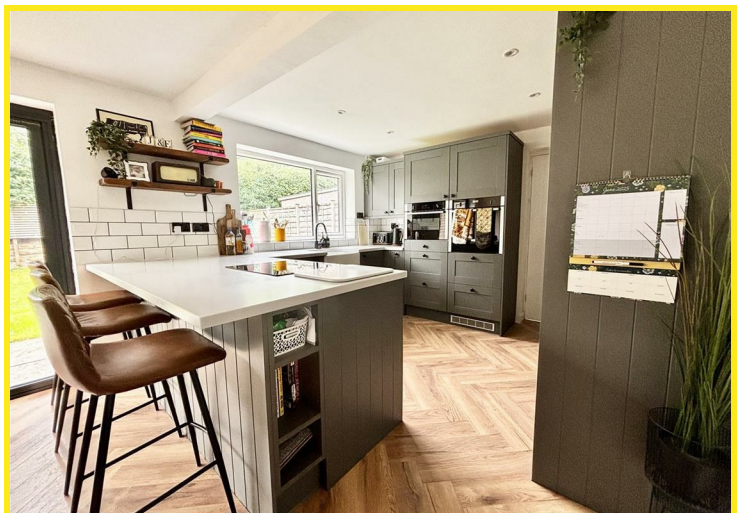
Nestled in the desirable location of Rose Court, Garforth, Leeds, this charming three-bedroom detached house offers an ideal setting for a growing family. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning open-plan modern fitted kitchen, which comes equipped with a range of integrated appliances, including a double oven, electric hob, fridge freezer, and dishwasher, making it a delight for any culinary enthusiast. There are also bi-fold door that open to the rear garden.

The ground floor features a contemporary three-piece white shower suite, ensuring convenience for family and guests alike. Additionally, there is a separate utility room that enhances the practicality of daily living. The second reception room, currently utilised as a playroom, presents the flexibility to be transformed into a study or an additional sitting room, catering to your family's needs.

Upstairs, you will find a well-appointed four-piece white bathroom suite, alongside three comfortable bedrooms. The third bedroom benefits from a fitted wardrobe, providing valuable storage space.

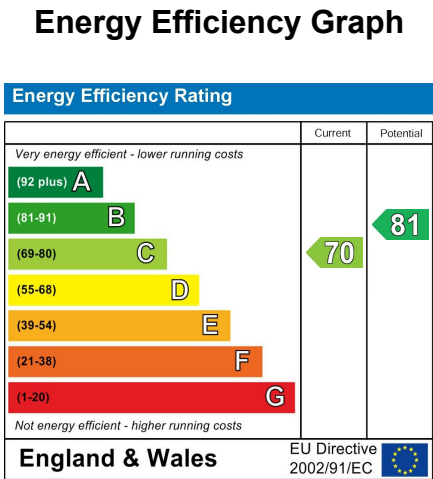
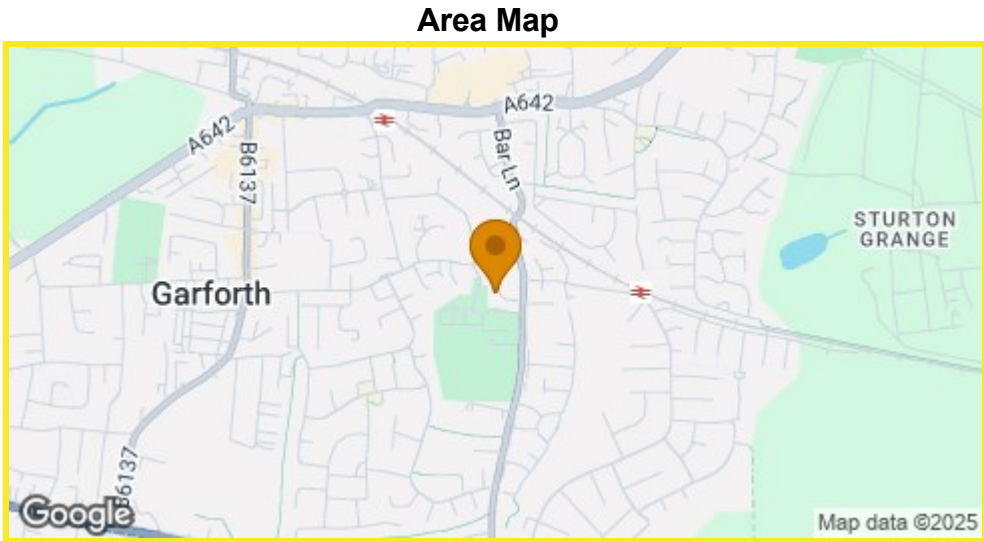
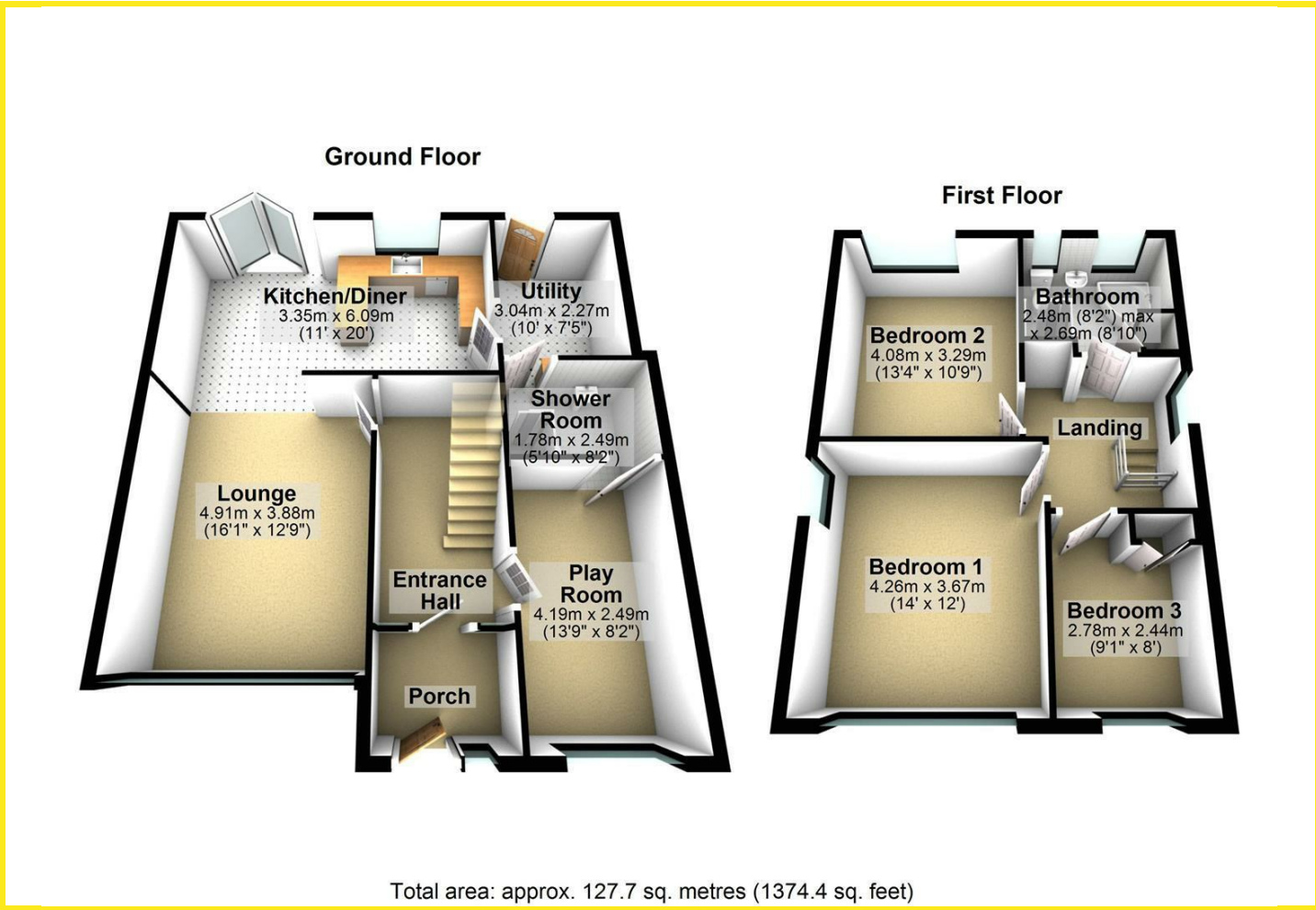
Externally, the property offers off-road parking for multiple vehicles at the front, ensuring ease of access. The rear garden features a paved patio seating area perfect for al fresco dining, complemented by a further decked seating area and lawn, ideal for children to play or for hosting summer gatherings.

This delightful home combines modern living with practical features, making it a perfect choice for those seeking comfort and convenience in a sought-after location.





Floor Plan



Directions

From our Garforth Office, turn left on to Main Street. Take your second turning left on to Church Lane. Follow Church Lane until you almost reach the junction, taking your last turning right on to Rose Court. Once on Rose Court, the property can be found on the right hand side of the road.