

Mike
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40 Cotswold Drive
Garforth, Leeds, LS25 2DD

£345,000

40 Cotswold Drive

Nestled in this sought after location in Garforth, Leeds, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, and a modern white bathroom suite with a separate shower cubicle, this property offers comfort and style in equal measure.

The house is beautifully presented by current vendors, ensuring a fresh and inviting atmosphere throughout. The modern fitted kitchen, complete with a range of built-in appliances, is perfect for whipping up delicious meals to enjoy in the spacious dining area. Gas central heating and PVCu double glazing ensure energy efficiency and warmth during the colder winter months.

One of the additional features of this property is the extended sitting room which has French doors opening to the rear garden, offering a serene escape from the hustle and bustle of everyday life. With a patio area for al fresco dining and a generous lawn to the side and rear for outdoor activities, the garden is a versatile space for relaxation and entertainment.

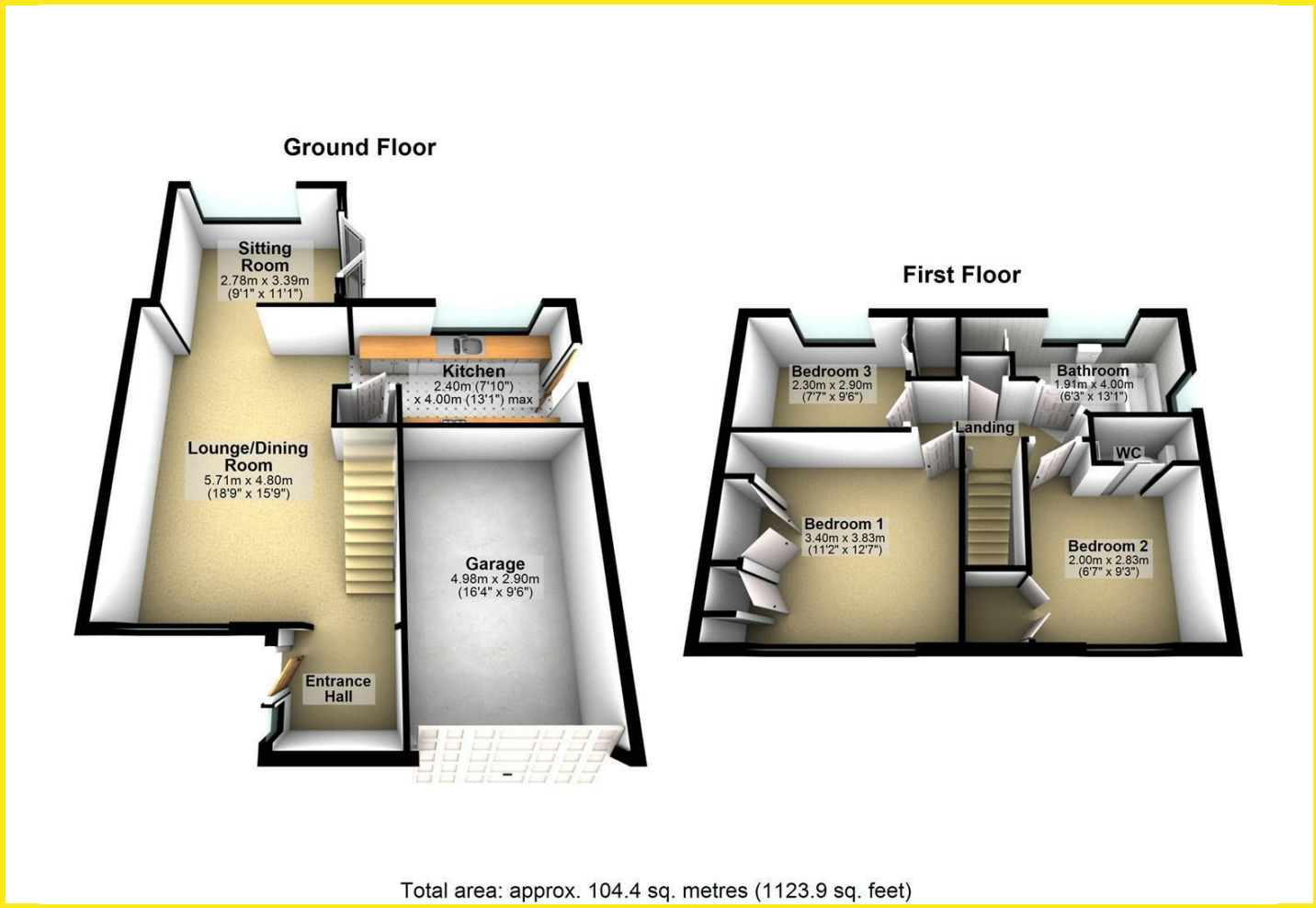
Conveniently located this home provides a peaceful and safe environment for families or those seeking a tranquil setting. Parking will never be an issue with a driveway providing off road parking for two vehicles, making coming home a stress-free experience and has the added benefit of an integral garage.

If you are looking for a modern, stylish, and comfortable home with ample space both indoors and outdoors, this property on Cotswold Drive is a must-see. Don't miss out on the opportunity to make this house your own by booking your viewing today.

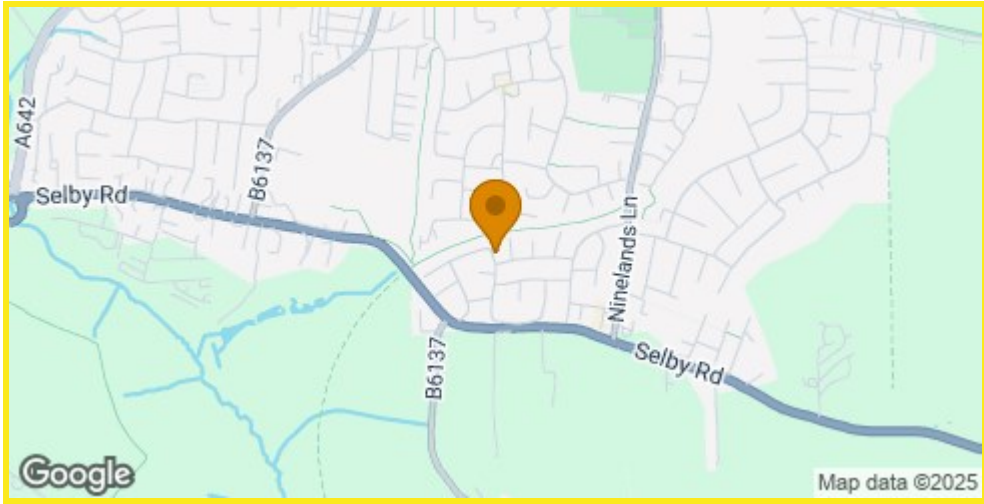




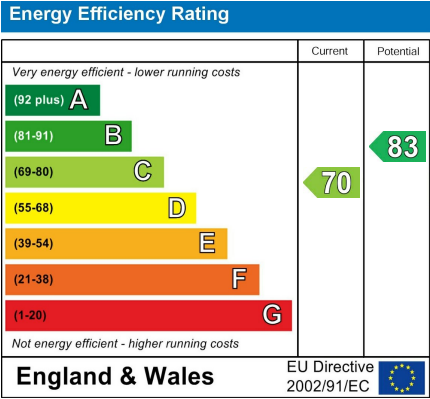
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth at the traffic lights on to Ninelands Lane by the Fire Station. Continue on Ninelands Lane and take the second turning left onto Longmeadows. Once on Longmeadows, take the first turning right on to Arran Court. continue to the 'T' junction and turn right onto Cotswold Drive where the property can be found immediately on the right hand side.

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