



38 Westway

Garforth, Leeds, LS25 1DB

£297,000

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Being sold with no onward chain is a five/six bedroom semi-detached house located in a cul-de-sac street and within walking distance to Garforth Main Street.

The accommodation briefly comprises kitchen, lounge, inner hallway, bedroom 5, bedroom 6/dining room, bathroom/W.C., first floor landing, bedroom 1, bedroom 2, bedroom 3, bedroom 4, and shower room/W.C.

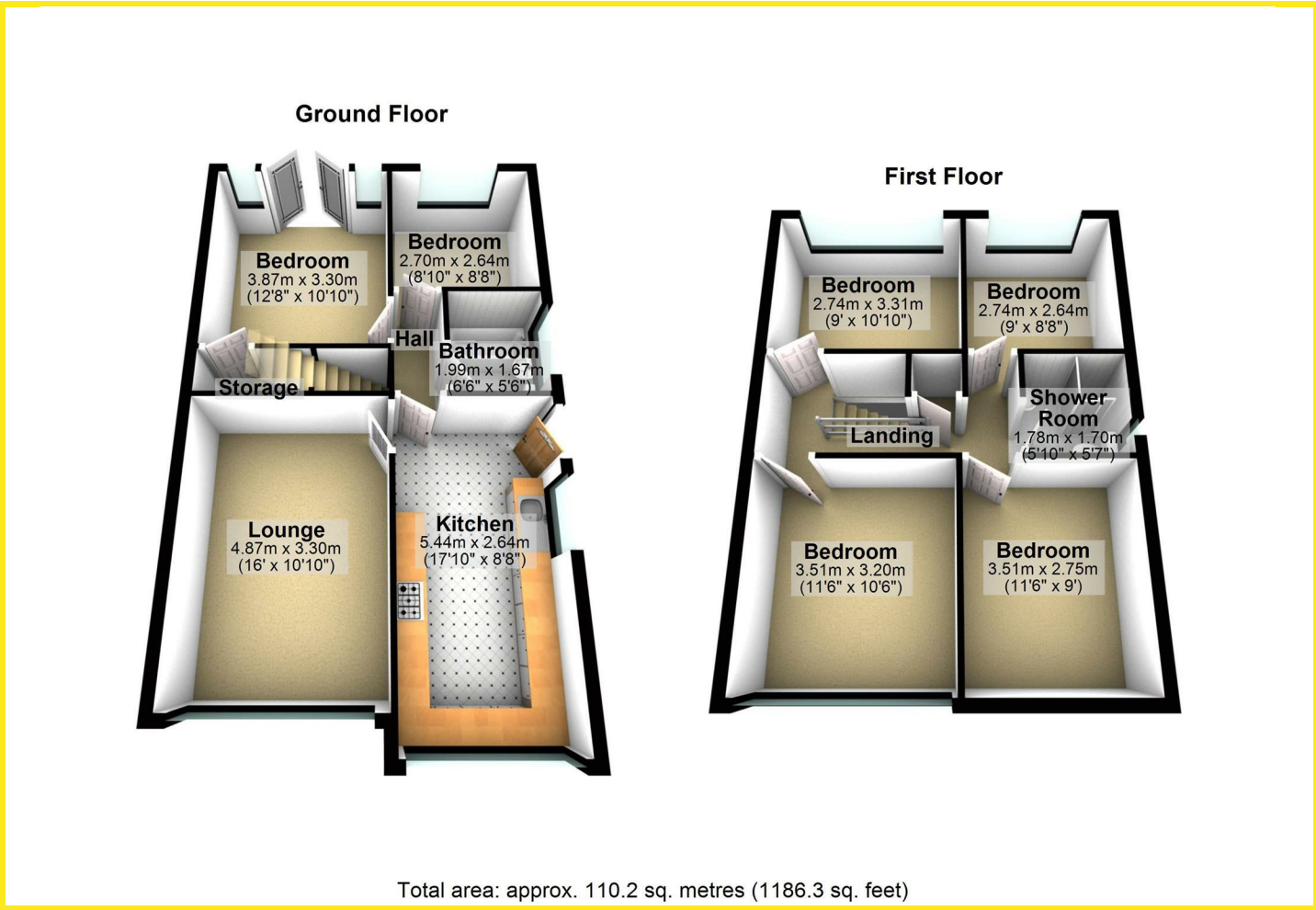
In addition the property has been fully redecorated and new carpets laid to stairs and all bedrooms upstairs, PVCu double glazed windows and entrance doors with PVCu double glazed French doors from the bedroom leading out to the rear garden, gas fired central heating with combination boiler located in the kitchen and being installed in December 2021 and serviced regularly, fitted kitchen with four ring electric hob, extractor, oven, space for fridge/freezer, plumbing for washing machine, and plumbing for dishwasher.

Externally, to the front of the property is a lawned garden. A tarmac driveway provides ample off road parking for a number of vehicles and leads to a double detached garage with PVCu double glazed front entrance door. To the rear of the property is a lawned garden with washed pebble stone area.

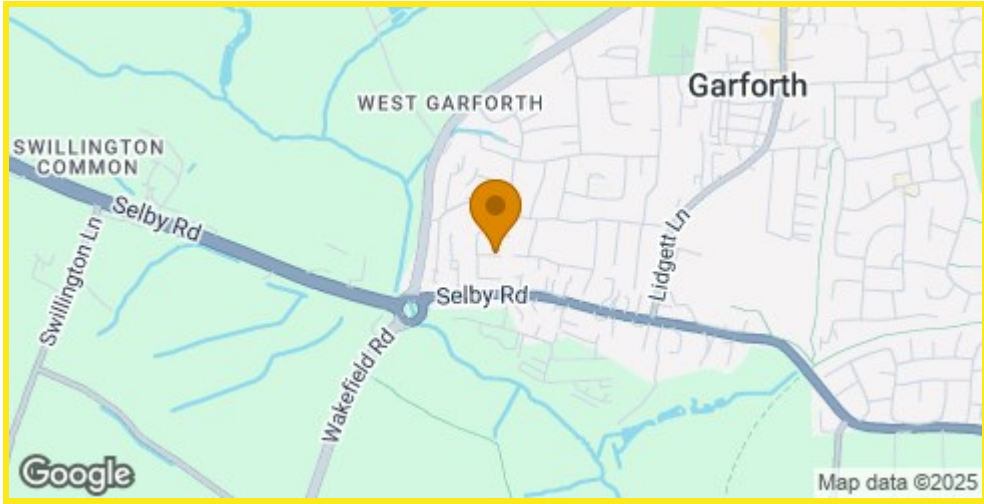




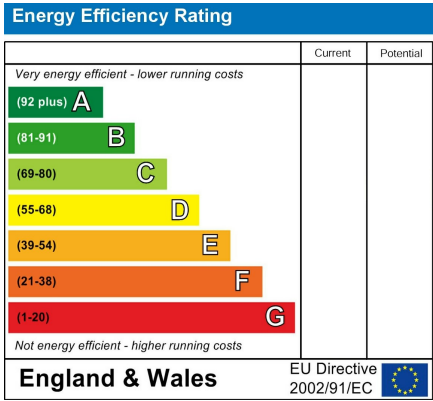
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by Garforth Academy. Take the first left off Lidgett Lane on to Ringway. Follow Ringway and Westway is the fifth turning off on the left hand side. Ringway can also be accessed from the A642 Wakefield Road and from this direction Westway is the second turning off Ringway on the left hand side.

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