



**Garth Walk, Leeds LS17 5BA**

**welcome to**

## **Garth Walk, Leeds**

A well-presented end-terrace home tucked away in a peaceful cul-de-sac, offering generous living space across three floors. The property boasts five well-proportioned bedrooms, a spacious open-plan lounge and dining area, off-street parking, front and rear gardens, and a detached garage.



## **Ground Floor Entrance Hall**

Enter from the front into the hallway with stairs leading to the first floor.

## **Lounge/Diner**

23' 1" Max x 12' 4" into recess ( 7.04m Max x 3.76m into recess )

A spacious, bright and airy room with fully glazed patio doors to the rear opening to the garden.

## **Kitchen**

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances.

## **First Floor**

### **Bedroom One**

11' 10" Max x 10' Max ( 3.61m Max x 3.05m Max )

A double bedroom positioned to the front elevation with space for free standing furniture.

### **Bedroom Two**

10' 6" Max x 9' 4" Max ( 3.20m Max x 2.84m Max )

A double bedroom positioned to the rear elevation with space for free standing furniture.

### **Bedroom Five**

6' 8" Max x 6' 2" Max ( 2.03m Max x 1.88m Max )

A single bedroom positioned to the front elevation with space for free standing furniture.

## **Bathroom**

Fitted with a three piece suite comprising a bath with shower over, wash hand basin with storage below and a wc.

## **Second Floor**

### **Bedroom Three**

15' 6" Limited head height x 9' 1" Max ( 4.72m Limited head height x 2.77m Max )

A good size bedroom with space for free standing furniture and two skylights.

## **Bedroom Four**

10' 2" Max x 8' 5" Max ( 3.10m Max x 2.57m Max )

A double bedroom positioned to the rear elevation with space for free standing furniture.

## **Shower Room**

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc.

## **Outside**

To the front of the property there is small lawn with a driveway to the side providing off street parking. To the rear there is a good size garden mostly laid to lawn with a paved seating area leading off the dining room.

## **Garage**

A single detached garage perfect for storage.



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## Garth Walk, Leeds

- END TERRACE HOUSE
- FIVE GOOD SIZE BEDROOMS
- SPACIOUS LOUNGE/DINER
- TWO BATHROOMS
- ARRANGED OVER THREE FLOORS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£350,000**



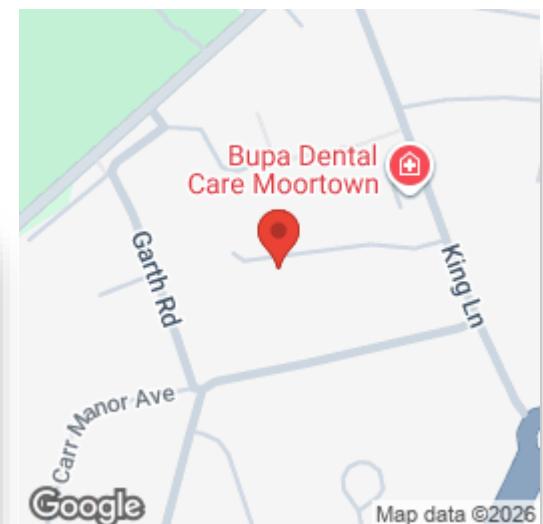
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Property Ref:  
MRT107252 - 0002

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Please note the marker reflects the postcode not the actual property

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