



2 Ledston Avenue, Leeds  
£289,995

SITUATED ON QUIET STREET - CLOSE TO LOCAL AMENITIES - EXCELLENT TRANSPORT/MOTORWAY LINKS - THREE BEDROOM - IMMACULATE SEMI DETACHED HOUSE - LARGE SOUTH WEST FACING GARDEN - TWO RECEPTION ROOMS - GARAGE & DRIVEWAY

Presenting this immaculate three-bedroom semi-detached family home, perfectly situated on a peaceful residential street. Offering a harmonious blend of quiet suburban living and ultimate convenience, this property is just moments away from excellent local amenities and premier transport and motorway links. Boasting spacious interiors, two versatile reception rooms, fitted kitchen, a garage, a driveway, and a spectacular South West-facing rear garden, this turn-key property is an absolute must-see.

Step inside into a bright and welcoming entrance hallway that sets the tone for the rest of this pristine home. The ground floor features two generously sized, separate reception rooms. The formal living room offers a cosy retreat, while the second reception room is ideal for a dining space, complete with views over the rear garden. The contemporary kitchen is well-appointed with ample storage and workspace, perfect for modern family life. Upstairs, the property continues to impress with three beautifully presented bedrooms. Two are spacious doubles with modern, built wardrobes, alongside a versatile third single bedroom which is an ideal nursery/home office. A

modern, stylishly finished family bathroom completes the first-floor layout. The exterior of this property is a standout feature. To the rear lies a large, beautifully maintained South West-facing garden. This sunny outdoor oasis catches the best of the afternoon and evening sun, making it perfect for al fresco dining, entertaining, and safe outdoor play. To the front and side, the property benefits from a private driveway providing ample off-street parking, leading down to a secure detached garage. EPC RATING D

#### AREA GUIDE

Garforth is a highly sought-after, self-contained town located 9 miles east of Leeds City Centre, widely celebrated for its robust transport links, outstanding schools, and strong community feel. Historically a major growth area during the 1960s and 1970s, it has evolved into one of the East Leeds Corridor's premier property hot spots for families, professionals, and down-sizers alike.





15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

[www.alancookenet.co.uk](http://www.alancookenet.co.uk)



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

[www.alancookenet.co.uk](http://www.alancookenet.co.uk)





### ANTI MONEY LAUNDERING CHECKS

#### Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

### COUNCIL TAX BAND

C

### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### EPC RATING

D

### FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS

APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

## FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

## MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

## MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

