

Mike
Dobson



84 Barleyhill Road
Garforth, Leeds, LS25 1AU

£290,000

84 Barleyhill Road

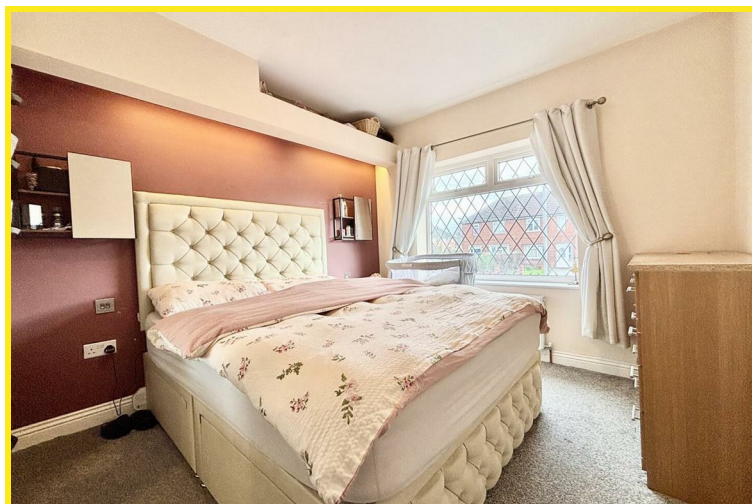
Nestled on Barleyhill Road in Garforth, Leeds, this extended three-bedroom semi-detached house presents an exceptional opportunity for family living. Immaculately maintained, the property is ideally located near local schools and amenities, making it a perfect choice for those seeking convenience and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, adorned with a charming bay window that fills the space with natural light. The heart of the home is undoubtedly the modern fitted kitchen with quartz work surfaces, which boasts a stylish range of wall and base units, complemented by built-in appliances including two ovens, a hob, and an extractor. The kitchen features elegant tile flooring with underfloor heating, ensuring warmth and comfort. French doors open onto the rear garden, seamlessly blending indoor and outdoor living. Also being open plan to a dining area makes entertaining a breeze. A convenient downstairs WC adds to the practicality of the ground floor.

Ascending to the first floor, you will find a central landing that leads to three well-proportioned bedrooms, each offering ample space for relaxation and rest. The house bathroom is fitted with a modern three-piece suite, including a bath with an overhead shower, WC, and hand wash basin, providing a serene space for unwinding.

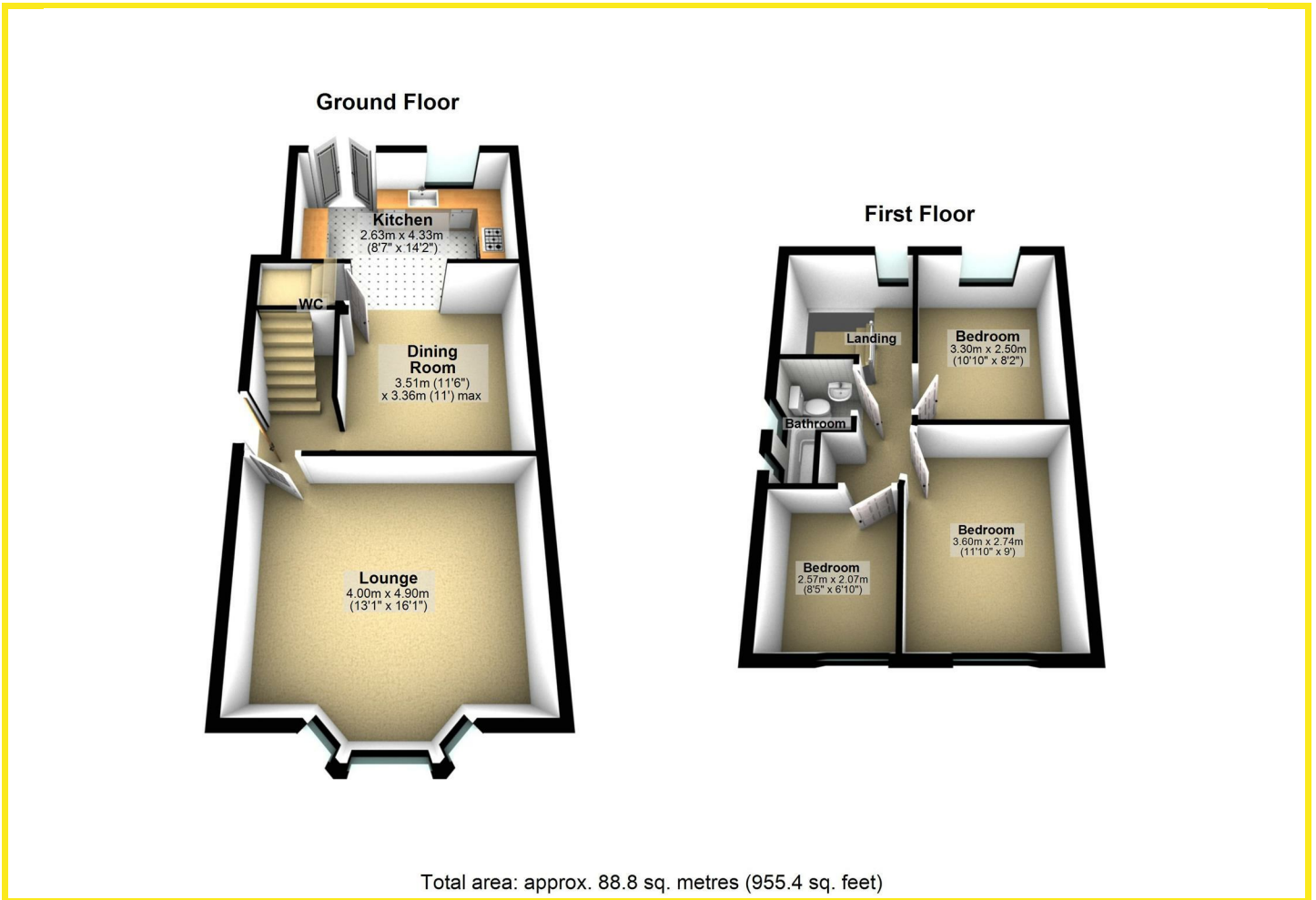
Externally, the property boasts a block-paved driveway that extends to a single detached garage, offering generous off-street parking. The private rear garden is a delightful retreat, featuring a decking area ideal for alfresco dining, alongside a well-maintained lawn garden, perfect for family gatherings or quiet evenings.

This property is a true gem in Garforth, combining modern living with a family-friendly environment. Do not miss the chance to make this beautiful house your new home.





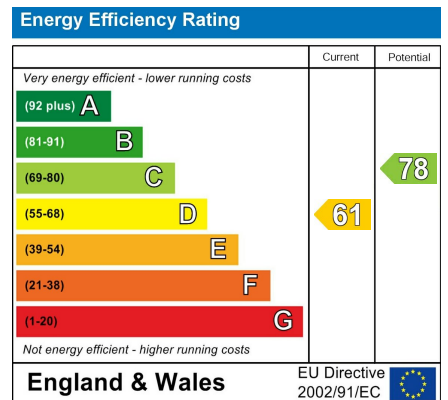
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left, taking your first right onto Barleyhill Road and continue on this road and the property can be found on the right hand side as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>