



Appleby Lane | Garforth | LS25 2LT

£237,000

Two Bedroom Semi-Detached | Council Tax Band B | EPC Rating D

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**\*TWO BEDROOM SEMI-DETACHED PROPERTY \* NO CHAIN! \* DINING KITCHEN \* AMPLE OFF ROAD PARKING \* CLOSE TO EAST GARFORTH TRAIN STATION- IDEAL FOR COMMUTERS\***

Excellent two-bedroom semi-detached house, offered for sale with NO CHAIN! The accommodation is well-planned and good sized, and is conveniently placed for local amenities, schools and transport links, in particular East Garforth Train station, making this an ideal purchase for commuters.

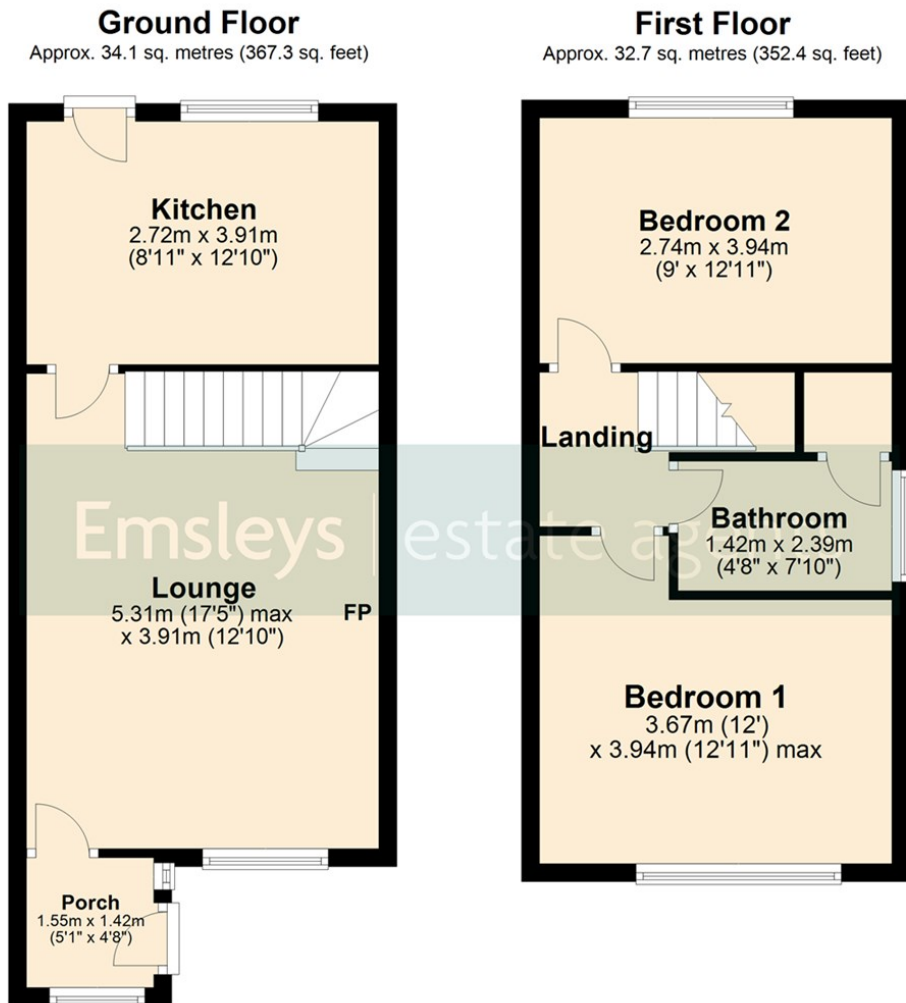
The ground floor features a useful porch leading into a good-sized lounge with a large window, providing a bright main living space. The fitted kitchen includes a dining space, stylish units and a built-in hob and double oven, creating a practical area for everyday cooking and mealtimes. Upstairs there are two large double bedrooms - comfortably accommodating a king size bed, along with a bathroom fitted with a shower over bath, adding to the convenience of this excellent home. Storage is also not a problem, with a partial boarded loft space and handy storage cupboard in the bathroom.

Externally, the property benefits from driveway parking to the side - ample for 3 or 4 vehicles, and a fully enclosed good-sized garden with a sunny aspect, offering a useful outdoor space to relax in and enjoy being outdoors! The garden can be accessed through both the kitchen, and secure side gate onto the driveway. The property benefits from both double-glazing and gas central heating is installed throughout, plus Oak style internal doors- making this a comfortable home for a wide range of buyers!

Garforth provides a good selection of local shops, supermarkets, cafés and pubs, particularly around Main Street. Nearby green spaces include local parks and playing fields, with Garforth Golf Club and countryside walks within easy reach.







Total area: approx. 66.9 sq. metres (719.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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