



Barleyhill Road | Garforth | LS25 1DX

£355,000

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

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* MODERN FOUR BEDROOM THREE STOREY SEMI-DETACHED * OPEN PLAN FITTED KITCHEN/FAMILY ROOM WITH BUILT-IN APPLIANCES * EN-SUITE SHOWER ROOM * OFF ROAD PARKING *

Well presented and maintained throughout, this modern semi-detached house offers a delightful blend of comfort and contemporary living. Built in 2013, the property spans over three well-designed floors, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into a spacious open plan Family room/dining room and fitted kitchen. This is without doubt the heart of this home! The modern fitted kitchen comes complete with a range of modern built-in appliances, and flows seamlessly into a family room/Diner. This layout encourages a warm and inviting atmosphere, ideal for family gatherings or casual dining. Patio doors lead into the enclosed garden. The large lounge is located on the first floor, perfect for relaxation or entertaining guests, with the added addition of a Juliette balcony.

The property boasts four generously sized bedrooms, ensuring that everyone has their own personal space. The master bedroom features an en-suite shower room and built-in wardrobes, adding a touch of luxury and convenience to your daily routine. Additionally, there is a well-appointed family bathroom with a shower over the bath, catering to the needs of the household.

Outside, the property benefits from off-road parking for two vehicles, a valuable asset in today's busy world. The enclosed rear garden provides a private outdoor space, perfect for children to play or for hosting summer barbecues with friends and family.

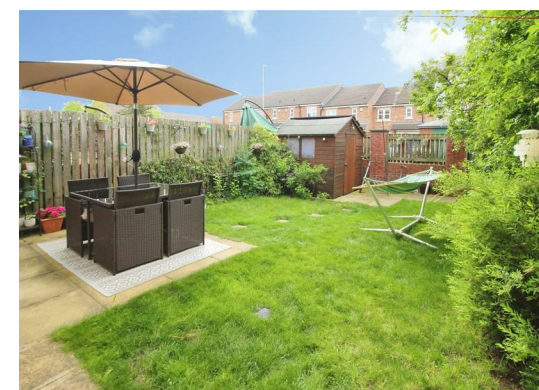
Situated close to local amenities and a nearby park, this home is ideally located for those who appreciate both convenience and leisure. In excellent condition throughout, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this stunning home in Garforth!







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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