



Westway | Garforth | LS25 1DB

£285,000

Three Bedroom Dormer Bungalow | Council Tax Band C | EPC Rating D

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**\* THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW \* NO CHAIN! \* GOOD SIZED LOUNGE \* LARGE SUN ROOM \* BEDROOM WITH WALK-IN DRESSING ROOM/OFFICE \* OFF ROAD PARKING \***

Spacious three-bedroom semi-detached house, located within a cul-de-sac location in Garforth, Leeds, offering off-street parking and a south-facing rear garden. The property is offered for sale benefiting from NO CHAIN!, which adds to the convenience of this home.

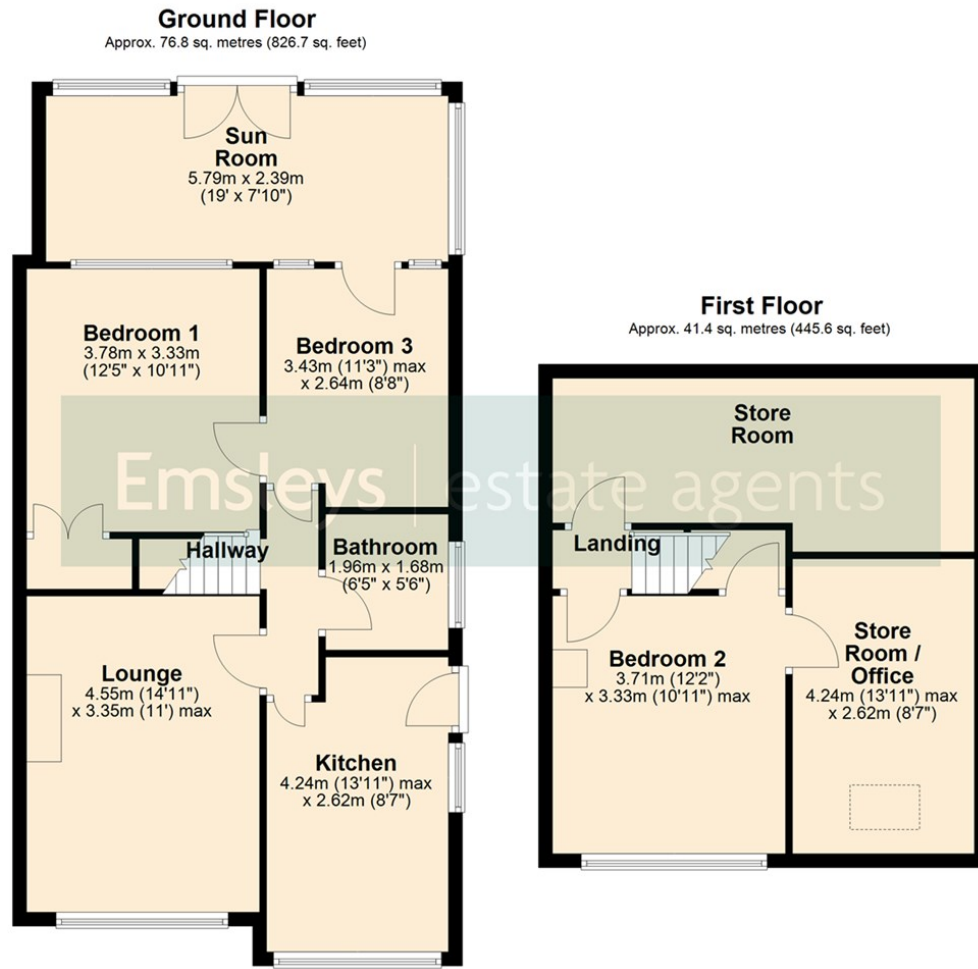
The ground floor includes a fitted kitchen with a built-in hob and oven, providing a practical space for cooking and storage. There is modern bathroom with a shower over the bath. The ground floor master bedroom is a generous double with built-in wardrobe, with bedroom two leading directly to a sun room, creating an additional area that connects the interior to the garden. The second bedroom on the first floor features a walk-in dressing room/office, which offers excellent versatile accommodation. Externally, the south-facing garden offers good natural light throughout the day and space for outdoor seating or planting, with a decking and lawned area to enjoy and relax. Parking is covered too, with block paved driveway parking to the front and side.

The property has double-glazing and central heating throughout, with a new gas boiler fitted in 2025. Garforth provides a range of local amenities including shops, cafés and services along Main Street and the wider town centre. There are several primary and secondary schools in and around Garforth, making the area suitable for access to local education.

Garforth is well connected by public transport. Garforth railway station offers services to Leeds in around 15–20 minutes, and to York in approximately 20–25 minutes, making commuting straightforward. Road links are convenient, with access to the A1(M) and M1 providing routes towards Leeds, York and beyond.







Total area: approx. 118.2 sq. metres (1272.3 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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