



Windsor Green | Garforth | LS25 2LG

£295,000

Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating C

Emsleys | estate agents

*THREE BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN! *
DINING KITCHEN * LARGE SUN-ROOM * GENEROUS PLOT SIZE
* PARKING FOR SEVERAL CARS * ALARM SYSTEM *

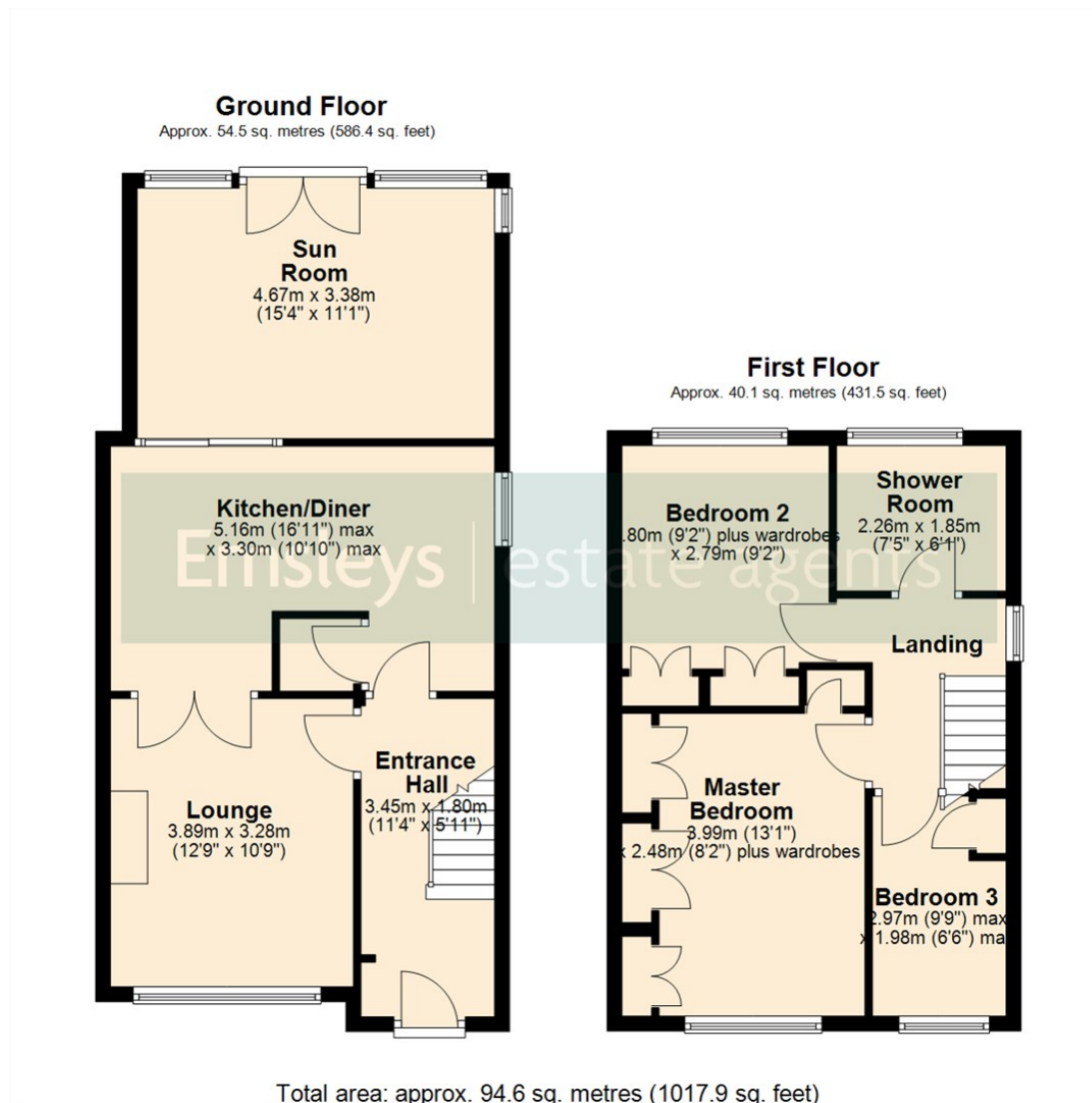
Immaculately presented three-bedroom semi-detached house, offered for sale with NO CHAIN! And located within a sought-after area of East Garforth, Leeds. Set on a large plot, and within a small cul de sac, the property benefits from a single garage with electric door, and parking for several cars, along with a generous rear garden which is lawned and has a paved patio area. Excellent family home!

The ground floor features two reception rooms. The lounge has a large window and a fireplace, creating a bright and comfortable living space. The second reception room, the sizable sun-room with a fully insulated roof, enjoys views over the rear garden and access to the patio - ideal for everyday family use. The open-plan kitchen with dining space includes a built-in dishwasher for added convenience and ample cupboard space. Both the master bedroom and second bedroom are doubles – both with built-in wardrobes. The third bedroom is a single, with built-in storage. A modern shower room serves the first floor, with a walk-in shower and contemporary style radiator. The property benefits from double glazing and central heating throughout.

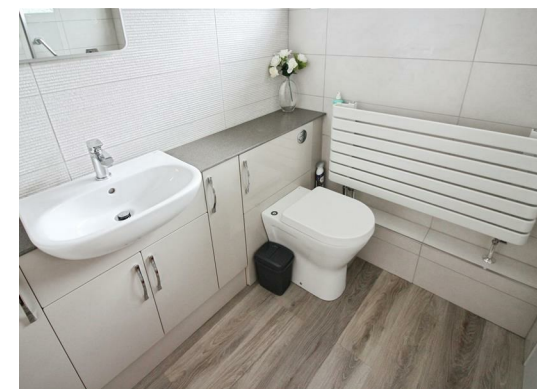
Garforth provides a good selection of local amenities, including shops, cafés and supermarkets on Garforth Main Street. There are nearby schools catering for a range of ages, and local green spaces and parks are within easy reach for walking and recreation.

Public transport links are a key advantage with East Garforth train station a short distance from the property and Garforth railway station offering services to Leeds in around 15–20 minutes and to York in approximately 25–30 minutes, making this a practical location for commuters. Road links via the A1(M) and M1 are also accessible for travel across the region.





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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents