



## Kingsway, Garforth, Leeds, LS25 1BW

- THREE BEDROOM SEMI-DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- BEAUTIFULLY LANDSCAPED GARDEN
- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- EPC RATING - C / COUNCIL TAX - B

**Offers Over £325,000**



# Kingsway, Garforth, Leeds, West Yorkshire, LS25 1BW

## DESCRIPTION

Hunters Wetherby are proud to present to market this inviting three-bedroom semi-detached house in Garforth on a lovely corner plot, perfect for a growing family or a first-time buyer.

Upon entering the property, you are greeted by the spacious and inviting kitchen, a perfect setting for family gatherings and entertaining. The room is fitted with a range of high-specification, matt-finish wall and base units that offer extensive storage. A practical breakfast bar provides additional seating, while the kitchen also benefits from integrated appliances, including a fridge freezer, oven, induction hob, and dishwasher.

Adjacent to the kitchen, the lounge is another generously proportioned room offering ample space for additional furniture. This bright and airy space is flooded with natural light, courtesy of its dual-aspect windows.

The staircase ascends directly from the kitchen to the first-floor landing. The upper level features three well-proportioned bedrooms and a contemporary house bathroom.

The principal and second bedrooms are both generously proportioned double rooms, each filled with ample natural light.

The third bedroom is a smaller, single room that offers versatile use as a cosy reading nook or a functional home office. This practical space also features convenient built-in cupboards, providing plenty of storage.

The house bathroom has been designed with a neutral colour scheme, presenting the room in a calming and tranquil manner. It features a large panelled bath, a contemporary wash hand basin, and a low-level W/C.

Externally, the property boasts a beautifully landscaped rear garden, thoughtfully designed across two levels. The lower tier is composed of slate chippings, while the upper level features a mix of artificial grass and woodchip. This low-maintenance garden, enhanced by a well-positioned gazebo and secure fencing, is an ideal space for outdoor hosting and relaxation. To the front, you will find a neat front lawn and a pebbled driveway, which provides off-street parking and leads up to the spacious garage.

Garforth is a town in West Yorkshire which is around 7 miles east of Leeds. It is popular with commuters due to its excellent road links to the M1, M62, and A1(M) motorways, as well as two railway stations connecting to Leeds and Hull. Garforth also has a range of primary and secondary schools, including Garforth Academy.





# Kingsway, Garforth, Leeds, LS25



Approximate Area = 922 sq ft / 85.6 sq m  
 Garage = 159 sq ft / 14.7 sq m  
 Total = 1081 sq ft / 100.3 sq m  
 For identification only - Not to scale



**GROUND FLOOR**  
 APPROX FLOOR  
 AREA 42.8 SQ M  
 (461 SQ FT)

**FIRST FLOOR**  
 APPROX FLOOR  
 AREA 42.8 SQ M  
 (461 SQ FT)

**GARAGE**  
 APPROX FLOOR  
 AREA 14.7 SQ M  
 (159 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rñcheom 2025. Produced for Hunters Property Group. REF: 1373910

## Viewings

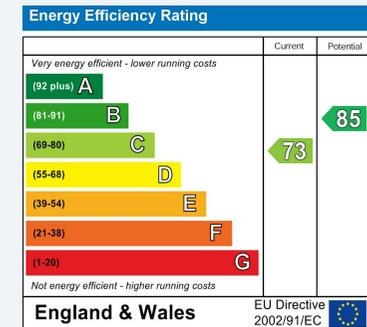
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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