



Oak Drive | Garforth | LS25 1PQ

£235,000

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

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\* TWO BEDROOM SEMI-DETACHED PROPERTY \* DINING KITCHEN \* BATHROOM WITH SHOWER \*  
GENEROUS PLOT - GOOD SIZED REAR GARDEN \* AMPLE OFF ROAD PARKING \*

This two-bedroom semi-detached house is set on a good-sized plot with ample off-road parking for a few cars, and a generous fully enclosed rear garden featuring a lawn and paved patio seating area. The property benefits from both double-glazing, central heating and ready to move into accommodation.

Inside, the property offers a light and airy open-plan kitchen with dining space, providing a practical area for cooking and everyday meals. The lounge is cosy, with a feature oak style mantle on the chimney breast and large window. The main bedroom is a good sized double master bedroom with a walk-in closet/storage, while the second bedroom will accommodate a double bed, making the layout suitable for a range of purchasers. The tiled bathroom also includes a shower over the bath, adding to the convenience. Outside, there is driveway to the front and side, with gated access into the rear garden. In addition to the generous garden, there is also a handy paved area to the side. Fantastic buy - view ASAP!

Garforth is well served by local amenities, including shops, supermarkets, cafés and pubs along Main Street. There are nearby schools in the area, making the location convenient for households requiring access to education.

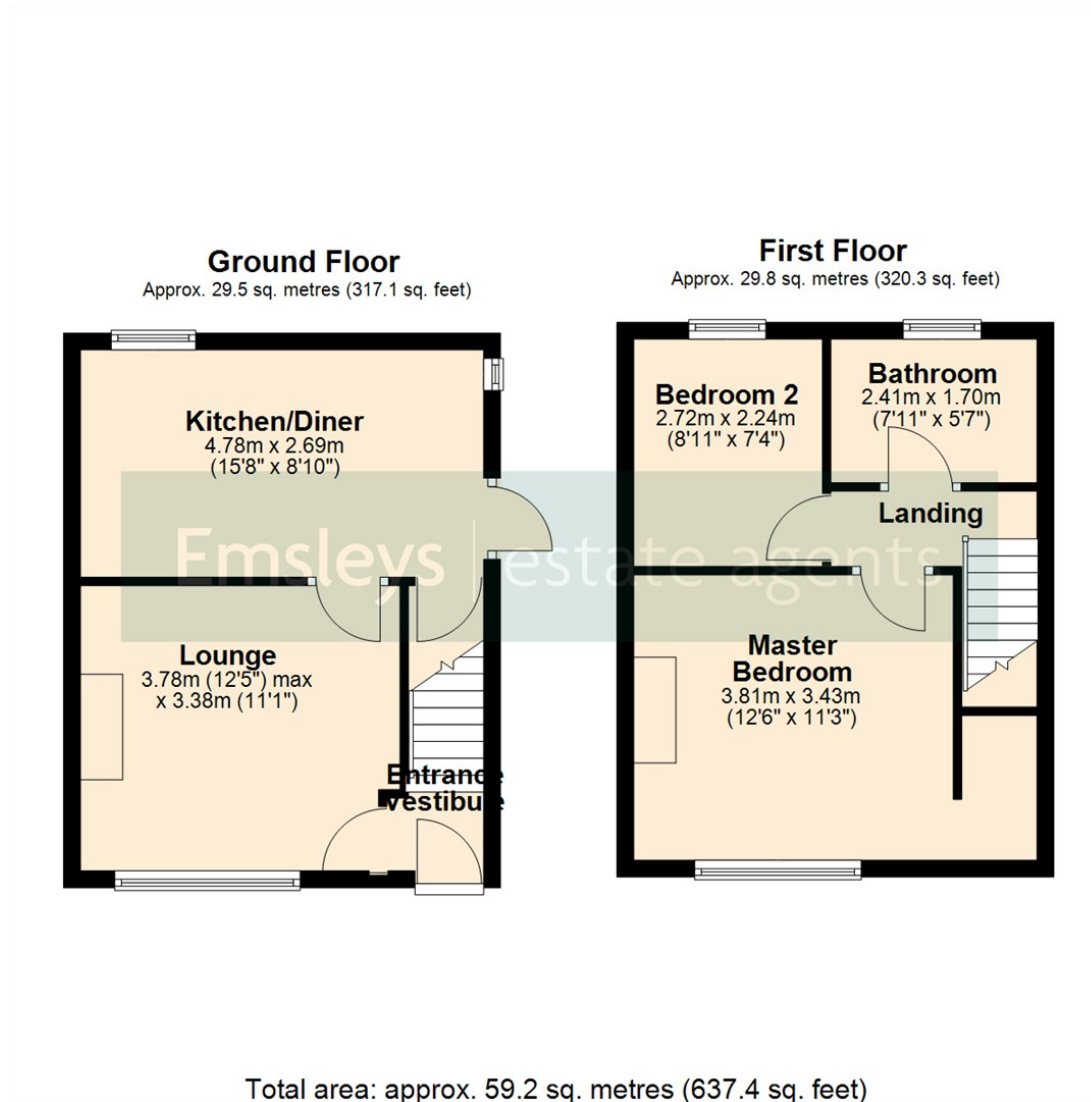
Public transport links are a key benefit of this location. Garforth has two railway stations: Garforth and East Garforth. From Garforth station which is a short distance from the property, services run to Leeds in around 15 minutes and to York in approximately 25–30 minutes, providing straightforward commuting options. Local bus routes also connect Garforth with surrounding suburbs and Leeds city centre. Road links are strong, with access to the A1(M) and M1 providing routes towards Leeds, York and beyond.











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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