

Mike  
**Dobson**



**22 Goosefield Rise**  
Garforth, Leeds, LS25 1BY

**£245,000**

## 22 Goosefield Rise

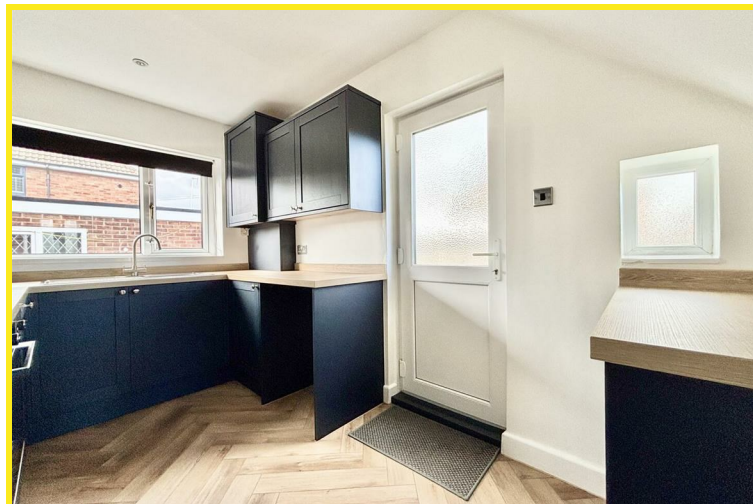
Situated on Goosefield Rise, Garforth, Leeds, this charming two-bedroom semi-detached house offers a wonderful opportunity for both first-time buyers and those looking to downsize. The property is set on a generous corner plot, providing ample outdoor space and a sense of privacy.

The Hallway leads to a lounge/diner, enhanced by recently new French doors that lead directly to the rear garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living. The modern Howdens fitted kitchen, just a year old, boasts integrated appliances including a fridge/freezer, dishwasher, oven, and hob with extractor.

The property features two well-proportioned double bedrooms. One bedroom benefits from fitted wardrobes, providing excellent storage solutions, while the other has a convenient cupboard over the stairs. The re-fitted modern bathroom is a stylish three-piece suite in white, complete with a bath and shower over, a vanity wash basin, and a low flush WC.

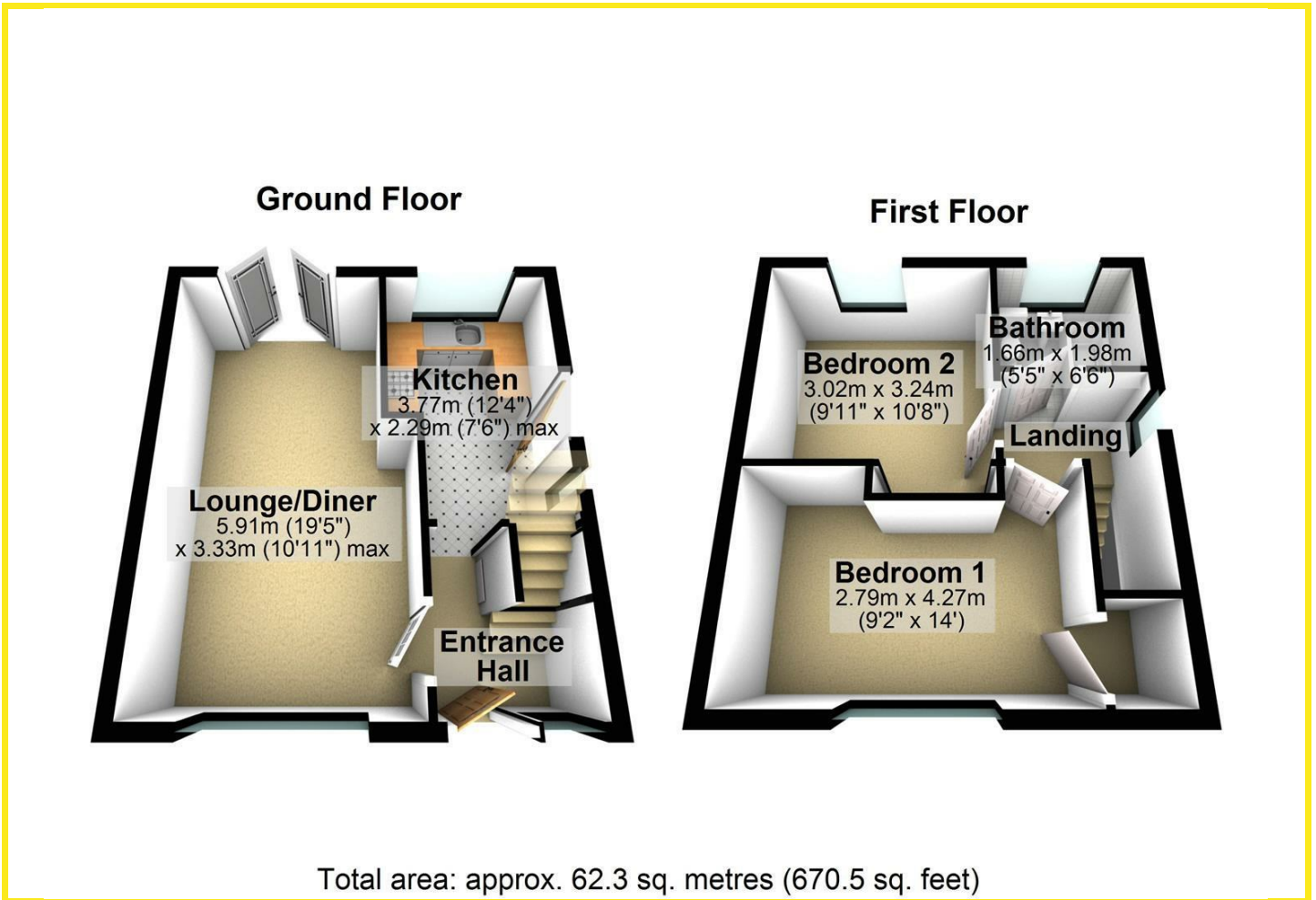
Externally, the brick-paved driveway offers off-road parking, while the private and enclosed rear garden is a true retreat. It features a tiled patio seating area, an AstroTurf lawn for low maintenance, and a pebbled area, perfect for enjoying sunny days. Additionally, an outhouse provides valuable storage space and there is an electric point for added convenience. Due to the plot size, there could be opportunity to add square footage to this property, subject to the correct permissions.

With no onward chain, this property is ready for you to move in and make it your own. Its excellent location means you are within walking distance of local amenities and transport links, making it an ideal choice for those seeking both comfort and convenience. Don't miss the chance to view this delightful home.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by Garforth Academy. From Lidgett Lane take the first turning on to Ringway and Goosefield Rise is then the third turning off Ringway on the left hand side. The property is located on the right hand side.

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