

Mike
Dobson



16 Hillside

Garforth, Leeds, LS25 2JJ

£365,000

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Nestled in the desirable area of Hillside, Garforth, Leeds, this impressive 4/5 bedroom semi-detached house offers a perfect blend of modern living and spacious comfort. With 4/5 well-proportioned bedrooms, this extended property is ideal for families seeking room to grow or those who appreciate the luxury of space.

Upon entering, you are greeted by a welcoming porch that leads into the hallway and then into an inviting reception room, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the stunning gloss kitchen and dining area, featuring a large island, integrated double oven, dishwasher, and a gas hob with extractor. This contemporary space is designed for both functionality and style, making it a joy to cook and dine in.

The ground floor also boasts two versatile bedrooms that can serve as a study or guest room, alongside a convenient downstairs shower room and a utility area, ensuring practicality for everyday living, they also have a separate entrance from the house and could be used as a separate annex.

Upstairs there are a further 3 good size bedrooms along with a recently renewed bathroom.

On the second floor there is a well appointed loft room, currently used as a bedroom/Office.

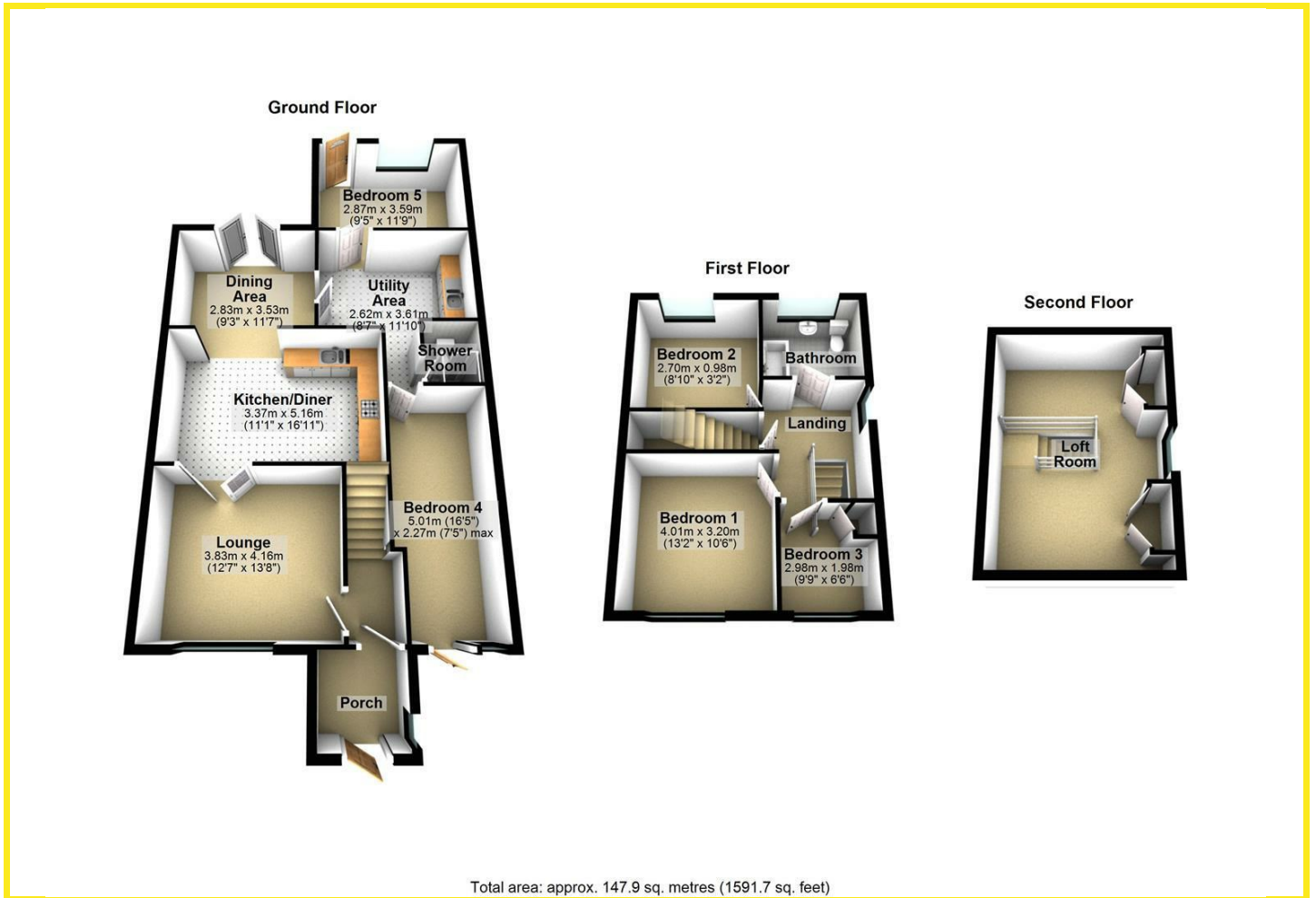
The property benefits from gas central heating and UPVC double glazing, providing warmth and energy efficiency throughout. Outside, the good-sized rear garden is a delightful retreat, complete with a decked area and a charming summer house, perfect for enjoying sunny days. The large front garden features a driveway that accommodates multiple vehicles, adding to the convenience of this lovely home.

Situated in a sought-after area, this property is close to excellent transport links, making commuting a breeze. This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, space, and a prime location. Don't miss the opportunity to make this wonderful property your own.

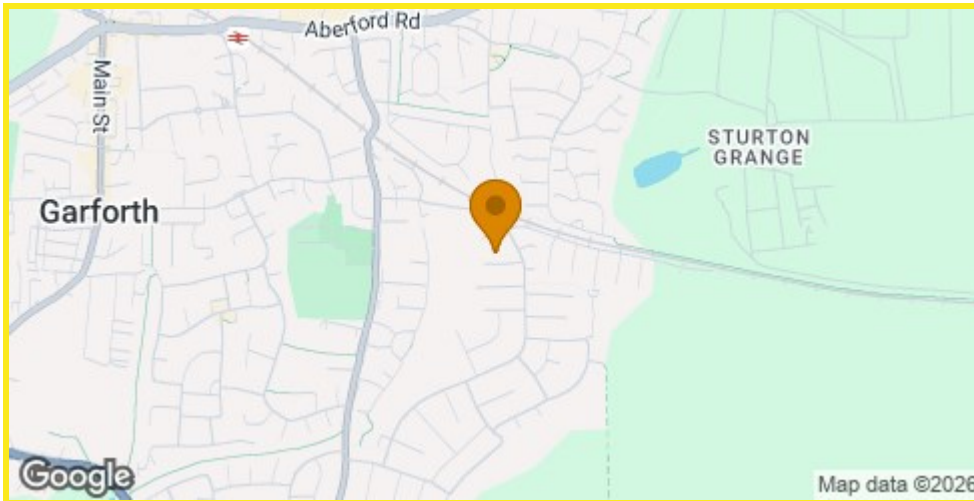




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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