

Mike  
**Dobson**



**37 Coupland Road**  
Garforth, Leeds, LS25 1AD

**£225,000**

# 37 Coupland Road

Nestled on Coupland Road in the charming town of Garforth, Leeds, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Just a stone's throw from Garforth's main street, residents will enjoy easy access to a variety of local shops, bars, and restaurants, making it an ideal location for those who appreciate community living.

Upon entering the property, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted dining kitchen features a built-in oven, hob, and extractor, making it a joy for any home cook. There is a modern white bathroom suite, ensuring that your daily routines are both stylish and functional.

This home boasts two well-proportioned bedrooms, providing ample space for rest and privacy. Additionally, a useful loft room offers extra versatility, whether you choose to use it as a study, playroom, or additional storage space.

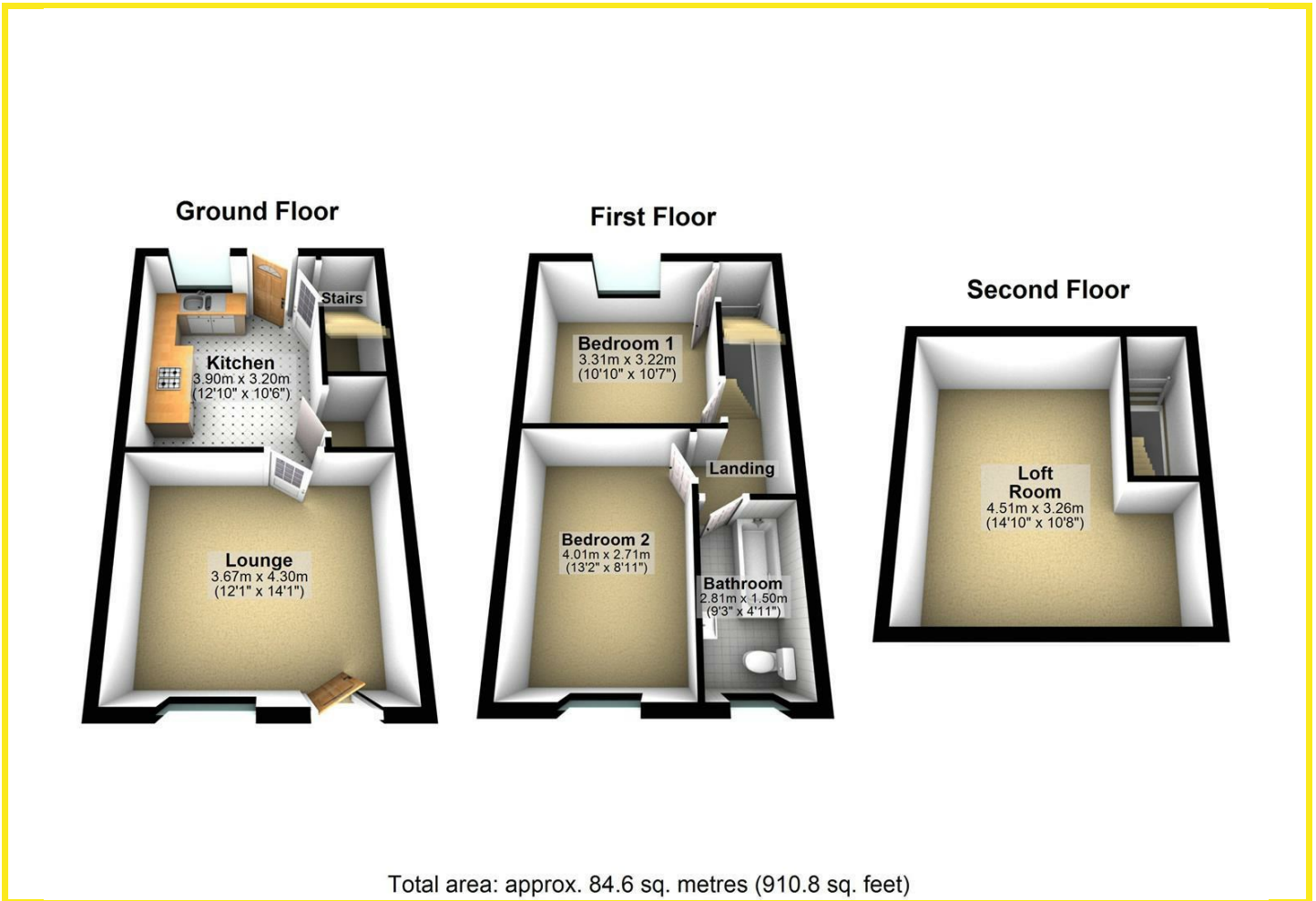
The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months, and PVCu double glazing that enhances energy efficiency. Outside, a shared driveway leads to a paved rear garden, providing a lovely outdoor space for relaxation or entertaining during the warmer seasons.

With Garforth Train Station and the A1/M1 motorway within easy reach, commuting to nearby cities is a breeze. This semi-detached house is not just a home; it is a lifestyle choice that combines modern living with the charm of a vibrant community. Don't miss the opportunity to make this lovely 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			80
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Garforth office turn right on to Main Street. Continue along with Coupland Road being the first turning left and the property can be found at the bottom of the street on the left hand side.

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