

Mike  
**Dobson**



**3 Oak Royd**

Garforth, Leeds, LS25 1PH

**Chain Free £230,000**

## 3 Oak Royd

Nestled in Oak Royd, Garforth, Leeds, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Positioned on a corner plot, the property boasts a spacious lounge, complete with a newly installed wood-burning stove, creating a warm and inviting atmosphere for family gatherings or quiet evenings in.

The fitted kitchen is practical and well-appointed, making meal preparation a pleasure. The ground floor features a two-piece white bathroom suite, complemented by a separate WC for added convenience. A lovely conservatory extends the living space, providing a bright area to relax and enjoy views of the garden.

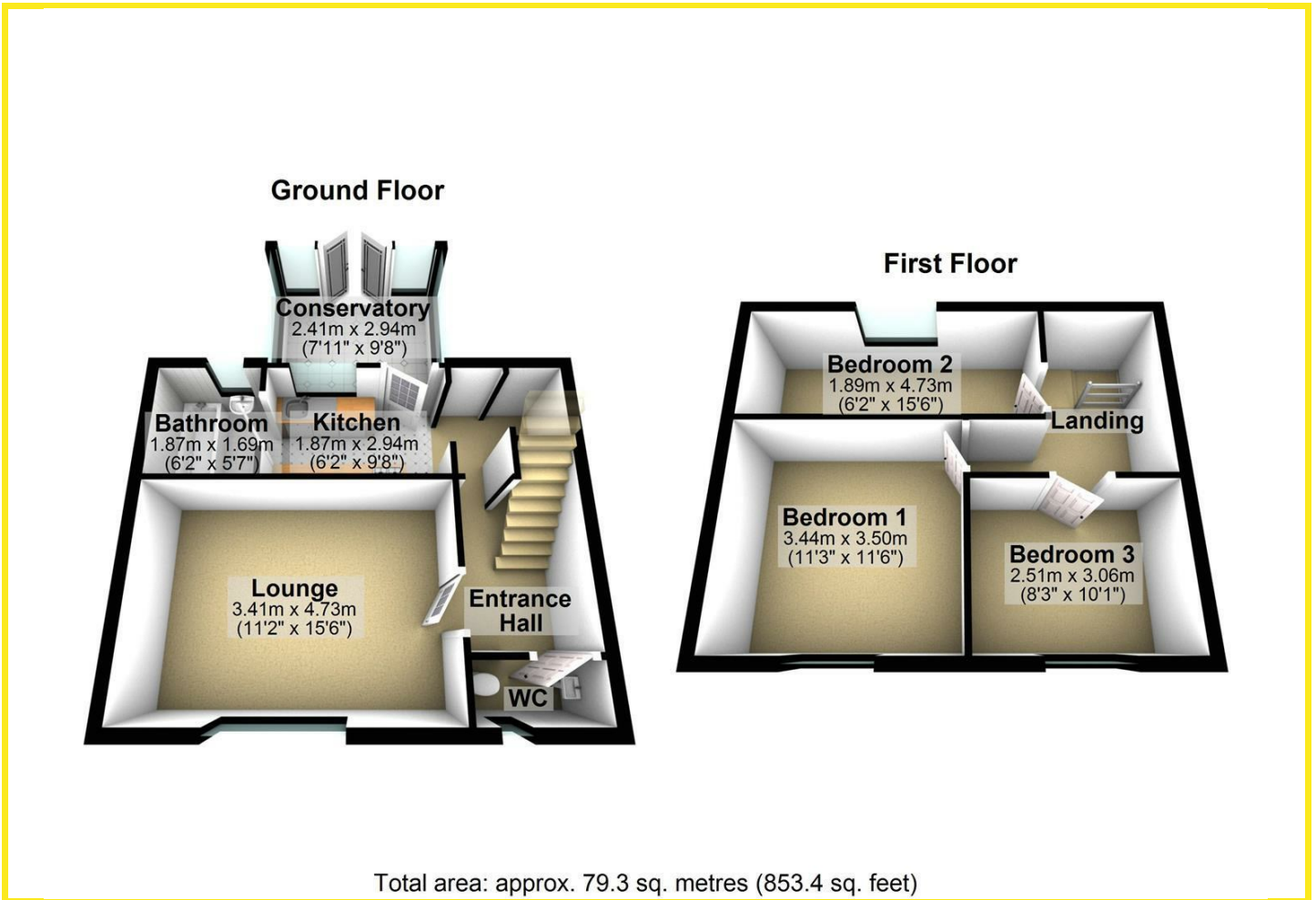
Outside, the property has a driveway that accommodates up to three vehicles, along with a detached garage for additional storage. The front garden is laid to lawn, while the rear garden features both a patio and a lawn, perfect for outdoor entertaining or simply enjoying the fresh air.

This home benefits from gas central heating, powered by a combination boiler, and features PVCu double-glazed windows and doors, ensuring warmth and energy efficiency throughout the year. With its excellent location and ample living space, this property is an ideal choice for families or anyone seeking a comfortable home in a friendly neighbourhood. Don't miss the opportunity to make this charming house your new home.





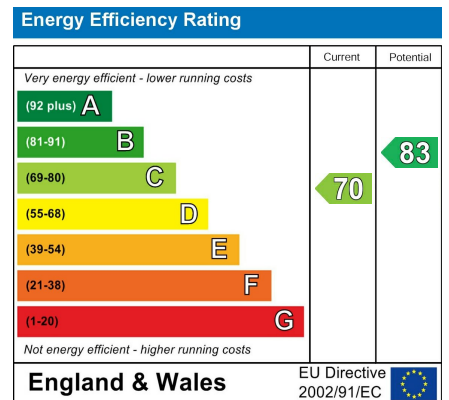
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road. Take the first turning off on the right hand side on to Oak Road. Take the second left off Oak Road on to Oak Drive and Oak Royd is then the first turning off on the right hand side.

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