



Garland Drive | Whitkirk | LS15 9AT

£240,000

Three Bedroom Mid Terrace | Council Tax Band B | EPC Rating C

**Emsleys** | estate agents

This extended three-bedroom terraced house in Leeds, offers neutral decor throughout and convenient access to local amenities, schools and green spaces.

The property features an open-plan kitchen with a useful utility room, creating a practical setting for day-to-day living. There are two reception rooms, providing flexible areas for dining, relaxing or working from home. Upstairs, there are two double bedrooms, both with built-in wardrobes, and a further single bedroom. The recently replaced modern bathroom is fitted with a rain shower and heated towel rail.

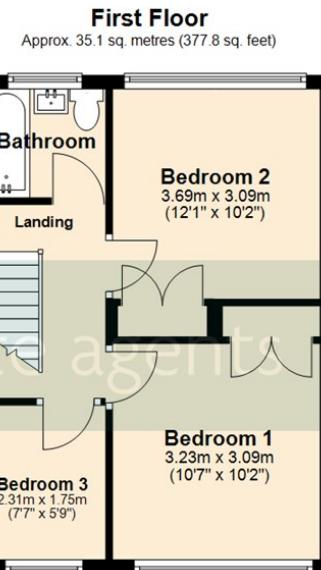
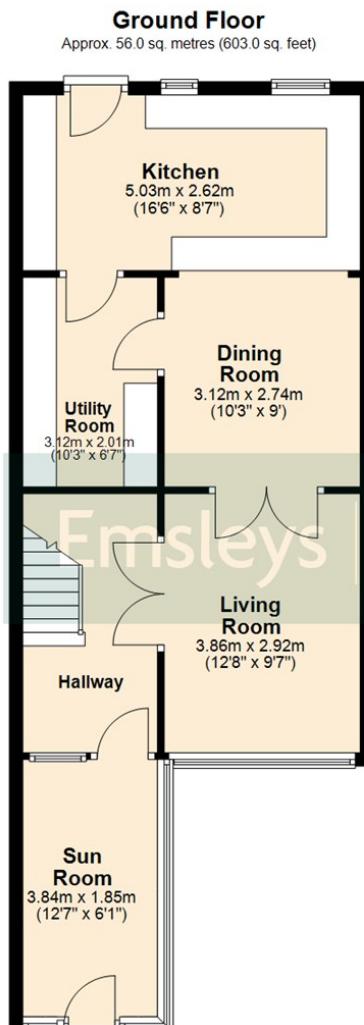
Externally, the house benefits from a south-facing garden and an open aspect across adjacent common land, ideal for pets and children to run around in. In addition there is a garden office complete with a w.c offering additional workspace or hobby space separate from the main home.

The location is unparalleled, being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links on Selby Road and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a the new and exciting shopping and leisure complex at 'The Springs' which is complete with an Odeon cinema and M&S Food Hall. Sainsburys supermarket is nearby at the ever popular Colton retail park and with Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars. For leisure look no further than Temple Newsam Country park - complete with a stately home, visitors farm and 'Go-Ape' adventure park.

\*\*\* Call now to arrange your visit \*\*\*







Total area: approx. 91.1 sq. metres (980.8 sq. feet)

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.

