



Paddock Close | Garforth | LS25 1JA

£300,000

Four Bedroom Extended Semi-Det. | Council Tax Band C | EPC Rating D

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*** EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN! * THREE RECEPTION ROOMS * GARAGE & OFF ROAD PARKING ***

Extended four-bedroom semi-detached property is situated in a cul-de-sac location in Garforth, and offered for sale with NO CHAIN! The property needs some modernising, providing an opportunity for buyers to update and configure the accommodation to their own requirements, but the property has flexible and generous accommodation - ideal for a growing family!

The ground floor offers flexible accommodation with three reception rooms, including a main lounge with a large window and a feature fireplace, a separate dining room, and a large conservatory with garden access and views over the rear garden. There is a good sized fitted kitchen with built-in appliances, a double bedroom with built-in wardrobes and a handy ground floor W.C. On the first floor, the master bedroom includes a walk-in closet/store room. There are two further bedrooms, both of which feature built-in wardrobes, providing useful storage. The bathroom is fitted with a four-piece suite, so offers the option of a shower and a bath. Externally, the property benefits from gardens to the front and rear, with driveway parking to the side leading to the garage.

Garforth offers a range of amenities including local shops, cafés and restaurants around Main Street, as well as nearby parks and green spaces for recreation. The area is well served by schools. Garforth has two railway stations, Garforth and East Garforth, with services to Leeds in around 15–20 minutes and to York in approximately 20–30 minutes, making it suitable for commuters. Road links are strong, with convenient access to the A1(M) and M1 for travel across the region.







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.



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