

Mike
Dobson



10 Rose Court

Garforth, Leeds, LS25 1NS

£370,000

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Welcome to this stunning three-bedroom semi-detached house located in the desirable Rose Court, Garforth, Leeds. This property has been thoughtfully extended and modernised to a high standard, ensuring that no expense has been spared in creating a comfortable and stylish home.

As you enter, you will be greeted by a spacious lounge featuring a striking electric fireplace and a contemporary media wall, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the large open-plan kitchen and dining area, which boasts a magnificent island with granite worktops and fully integrated appliances. This space is ideal for family gatherings and social occasions.

The property comprises two generous double bedrooms and a single bedroom, currently utilised as a dressing room, providing ample space for family or guests. The beautifully designed bathroom features a luxurious freestanding bath and a large walk-in shower, offering a serene retreat for relaxation.

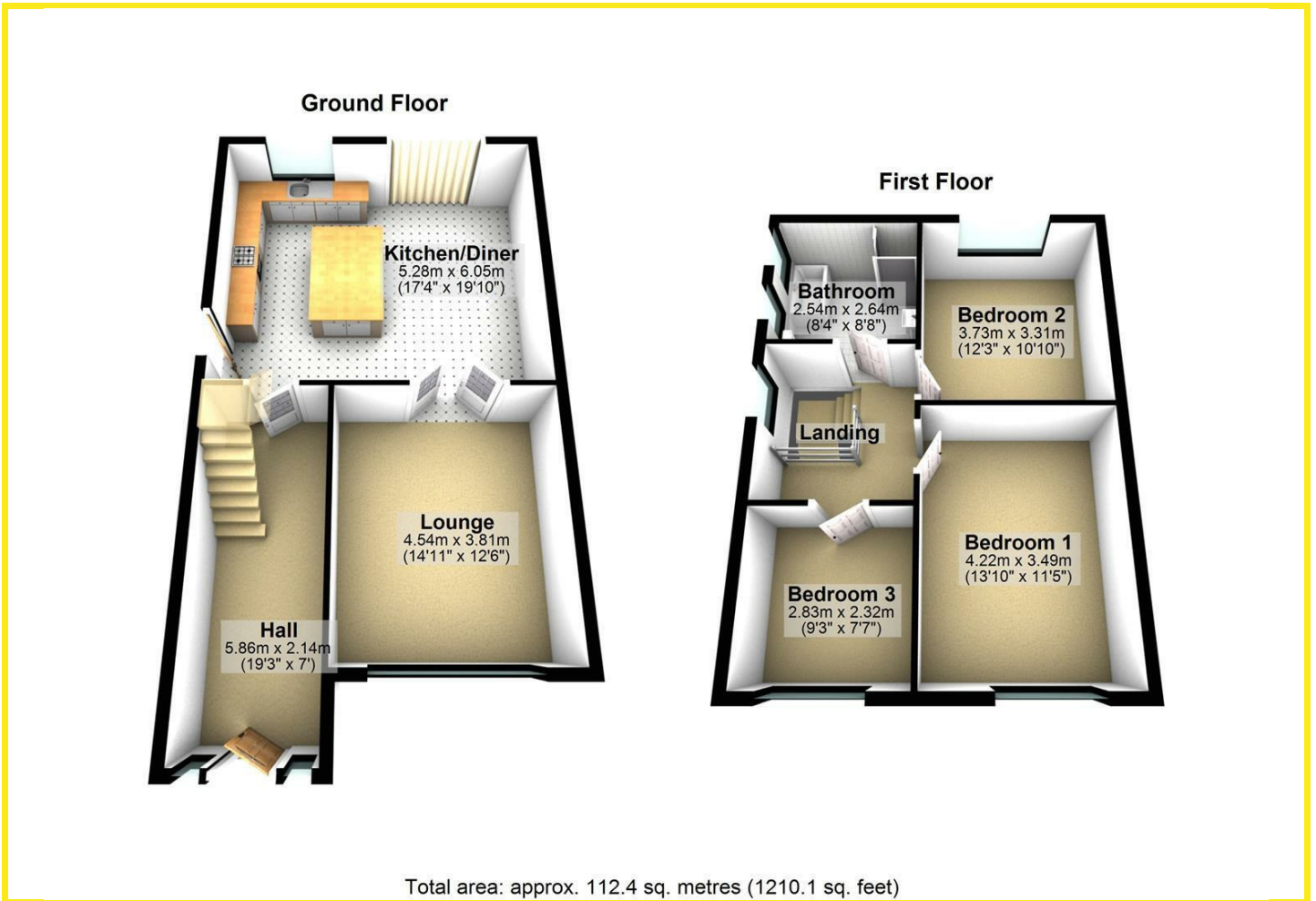
Outside, you will find a private rear garden, perfect for enjoying the outdoors, along with an open front exterior that includes a long driveway capable of accommodating multiple vehicles. Additionally, there is a single detached garage for extra storage or parking.

Situated in a sought-after location within a quiet cul-de-sac, this home offers a peaceful environment while still being conveniently close to local amenities. With planning permission already granted for a side extension, there is potential for further enhancement to this already impressive property. This home is offered with no chain, making it an ideal choice for those looking to move in without delay. Don't miss the opportunity to make this exceptional property your new home.

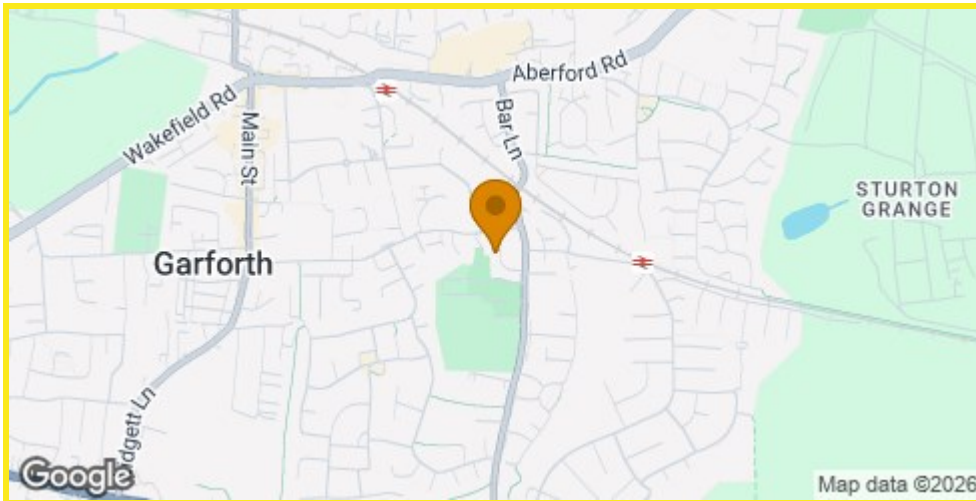




Floor Plan



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			
(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	
		70	83

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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