1A Goosefield Rise

Garforth, Leeds, LS25 1BY

£200,000

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Welcome to this charming three-bedroom terraced house located on Goosefield Rise in the desirable area of Garforth, Leeds. This delightful property offers a perfect blend of modern living and traditional comfort, making it an ideal home for families or professionals alike.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is the well-appointed Kitchen/Diner, which features a convenient pantry for additional storage. This space is designed for both cooking and dining, allowing for enjoyable family meals or gatherings with friends.

The property boasts three good sized bedrooms, providing ample space for rest and relaxation. The bathroom is complemented by a separate WC, ensuring convenience for busy mornings.
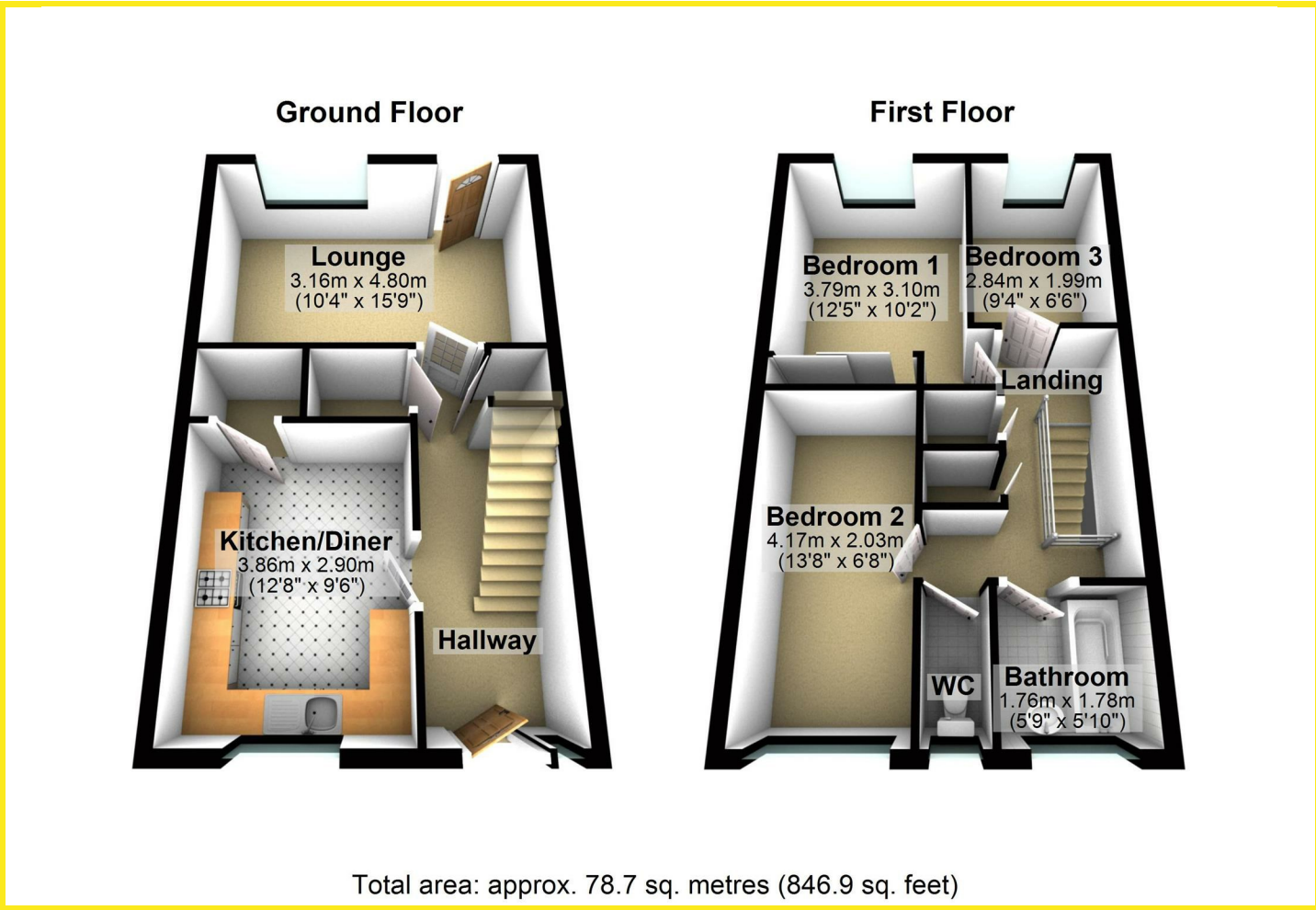
Outside, the rear garden is a true highlight, featuring a lawn and a patio area, ideal for alfresco dining or simply enjoying the fresh air. There is also a gateway opening to a alley which leads to the front of the property. The front garden adds to the property's curb appeal, creating a welcoming entrance.

On-street parking is available, making it easy for you and your guests to come and go. With its modern interior and thoughtful layout, this terraced house is ready to be transformed into your new home. Don't miss the opportunity to view this lovely property in a sought-after location.
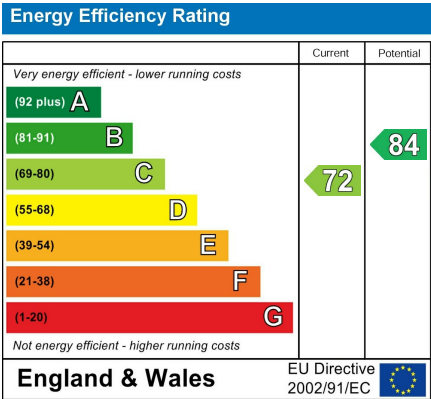
Floor Plan

Ground Floor

Lounge
3.16m x 4.80m
(10'4" x 15'9")

Kitchen/Diner
3.86m x 2.90m
(12'8" x 9'6")

Hallway

First Floor

Bedroom 1
3.79m x 3.10m
(12'5" x 10'2")

Bedroom 3
2.84m x 1.99m
(9'4" x 6'6")

Landing

Bedroom 2
4.17m x 2.03m
(13'8" x 6'8")

WC

Bathroom
1.76m x 1.78m
(5'9" x 5'10")

Total area: approx. 78.7 sq. metres (846.9 sq. feet)

Area Map

WEST GARFORTH

Garforth

Selby Rd

Lidgett Ln

Selby Rd

Wakefield Rd

Ninelands Ln

Selby Rd

Google

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Directions

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