



Ringway | Garforth | LS25 1BZ

£285,000

Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating C

Emsleys | estate agents

* THREE BEDROOM SEMI-DETACHED PROPERTY * USEFUL CONSERVATORY TO THE REAR * OPEN PLAN DINING KITCHEN * LARGER THAN AVERAGE LOUNGE * BATHROOM & SEPARATE WC * GARAGE & OFF ROAD PARKING *

Excellent three-bedroom semi-detached house, located within Garforth, offering well-planned generous accommodation and convenient access to local amenities and schools.

The ground floor features a good sized lounge, and leads into the open plan dining area and into the fitted kitchen which includes built-in appliances, offering practical and organised cooking space which is ideal for flexible living and dining arrangements. The accommodation is complemented by a second reception space - a conservatory with large windows that provide good natural light. . A conservatory extends the living area and provides an additional space overlooking the garden.

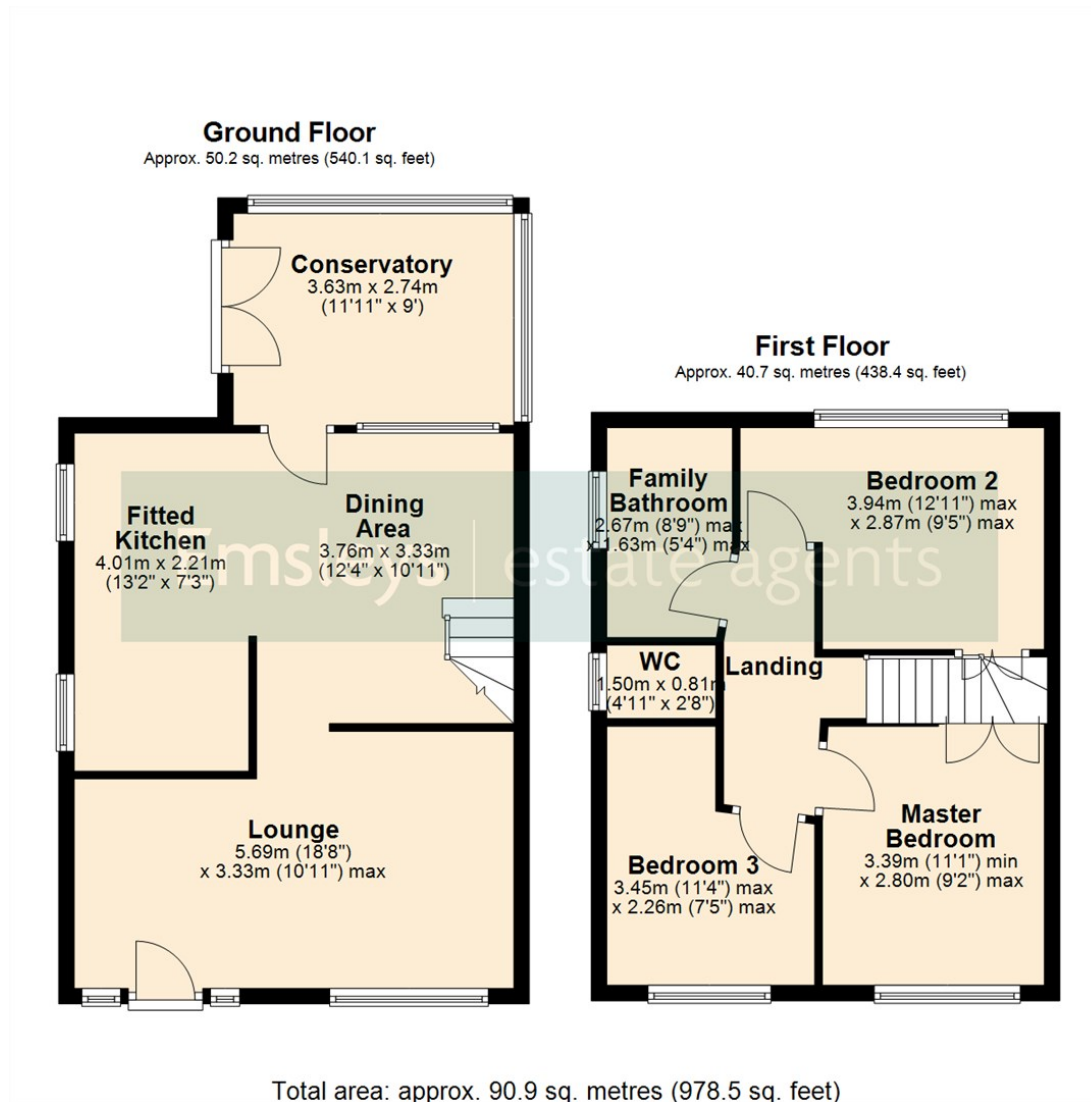
Upstairs, the master double bedroom benefits from built-in wardrobes, with a further double bedroom to the rear with built-in storage and a larger-than-average third bedroom providing versatile sleeping or home office options. The property also includes a family bathroom with shower over the bath, alongside a separate W.C.

Externally, the house offers a rear garden, with a patio area leading onto a small lawned area. There is parking to the front and side with a single garage, supporting both outdoor enjoyment and secure storage.

Garforth is well served by local amenities, including supermarkets, independent shops, cafés and pubs along Main Street. Families benefit from access to nearby schools in the area. Garforth boasts good public transport links, with Garforth railway station providing regular services to Leeds (approximately 10–15 minutes), York and Selby, making this a practical location for commuters. Road links via the A1(M) and M1 are also within easy reach, connecting to wider West Yorkshire and beyond.







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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents