

Mike
Dobson



3 The Green

Garforth, Leeds, LS25 2LB

£260,000

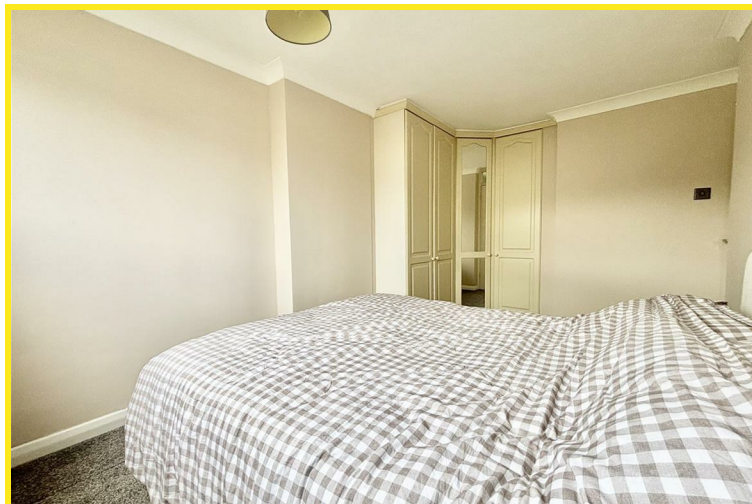
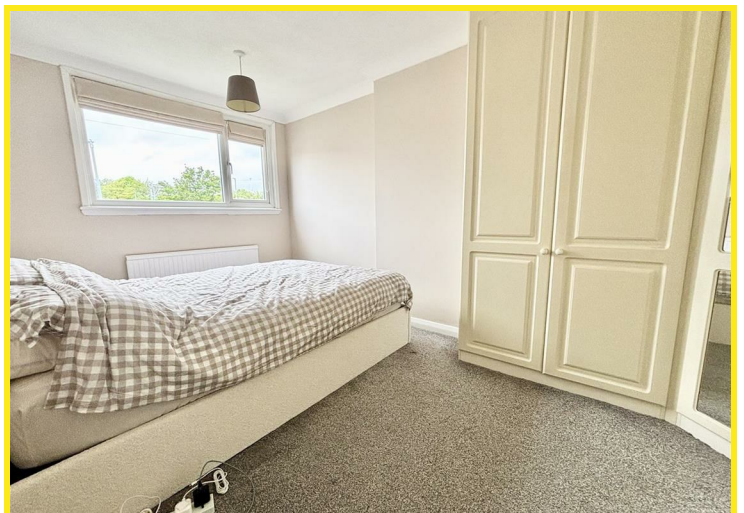
3 The Green

Nestled in the charming area of The Green, Garforth, Leeds, this delightful three-bedroom semi-detached chalet-style property offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge that seamlessly flows into the dining kitchen, creating an inviting space ideal for both relaxation and entertaining. The kitchen is well-appointed with fitted cupboards and an integrated dishwasher, making meal preparation a breeze.

The property boasts three bedrooms, with the main bedroom featuring fitted wardrobes for ample storage. Bedrooms two and three also benefit from handy storage cupboards, ensuring that space is maximised throughout the home. The contemporary three-piece white shower suite includes a walk-in shower, providing a stylish and practical bathroom experience.

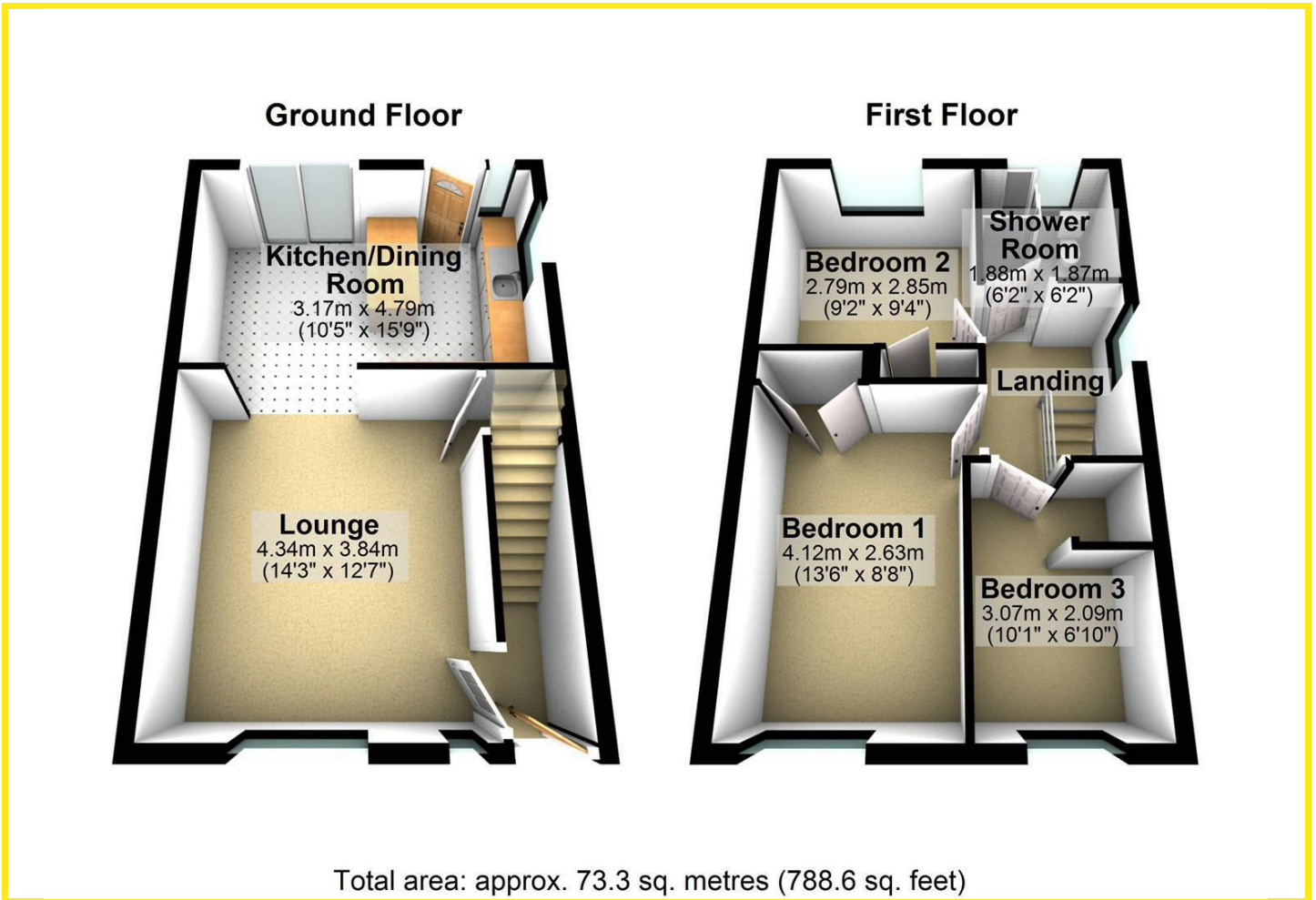
Outside, the property is equally impressive. A generous driveway accommodates up to four vehicles, complemented by a detached single garage for additional storage or parking. The private enclosed rear garden is a true highlight, featuring a lovely patio area perfect for al fresco dining, alongside a well-maintained lawn and a charming pergola situated at the rear of the garage, ideal for enjoying sunny afternoons.

This property is not only a wonderful family home but also offers the convenience of local amenities and transport links nearby, including East Garforth train station. With its appealing features and excellent location, this semi-detached house is a fantastic opportunity for those seeking a comfortable and stylish living space in Garforth.

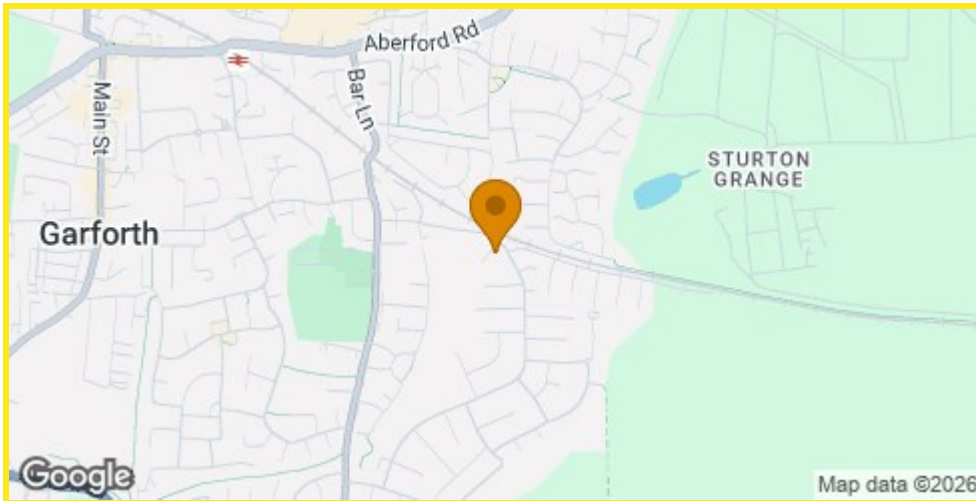




Floor Plan



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	

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mDOBSON.CO.UK <https://www.mDOBSON.CO.UK>