Mike Dobson

# 72 Kingsway

Garforth, Leeds, LS25 1DQ

**£265,000**

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Nestled in the charming area of Kingsway, Garforth, this semi-detached house presents an excellent opportunity for families and professionals alike. Spanning three floors, the property boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest. The two reception rooms offer versatility; one features an elegant bay window, while the other, located on the lower level, can easily serve as an office or playroom, catering to your needs.

The heart of the home is undoubtedly the newly fitted kitchen, which comes equipped with a range of built-in appliances and a convenient boiling water tap, making meal preparation a breeze. A separate utility room adds to the practicality of the space, ensuring that household chores are efficiently managed. On the top floor, a modern shower room provides a stylish and functional facility for the household.

This property is enhanced by owned solar panels, double-glazing, and central heating, ensuring comfort and energy efficiency throughout the year. The outdoor space features gardens to both the front and rear, with the potential for off-road parking at the back, should you require it.

Located in Garforth, this home is ideally situated for easy access to a variety of local amenities, including shops, cafés, and essential services along Garforth High Street. The area is renowned for its excellent primary and secondary schools, making it a perfect choice for families with educational needs.

For those commuting, Garforth Railway Station is conveniently close, providing direct train services to Leeds city centre in approximately 15 minutes and to York in around 25 minutes. Regular bus routes further enhance travel options, making this property not only a lovely home but also a practical choice for modern living.

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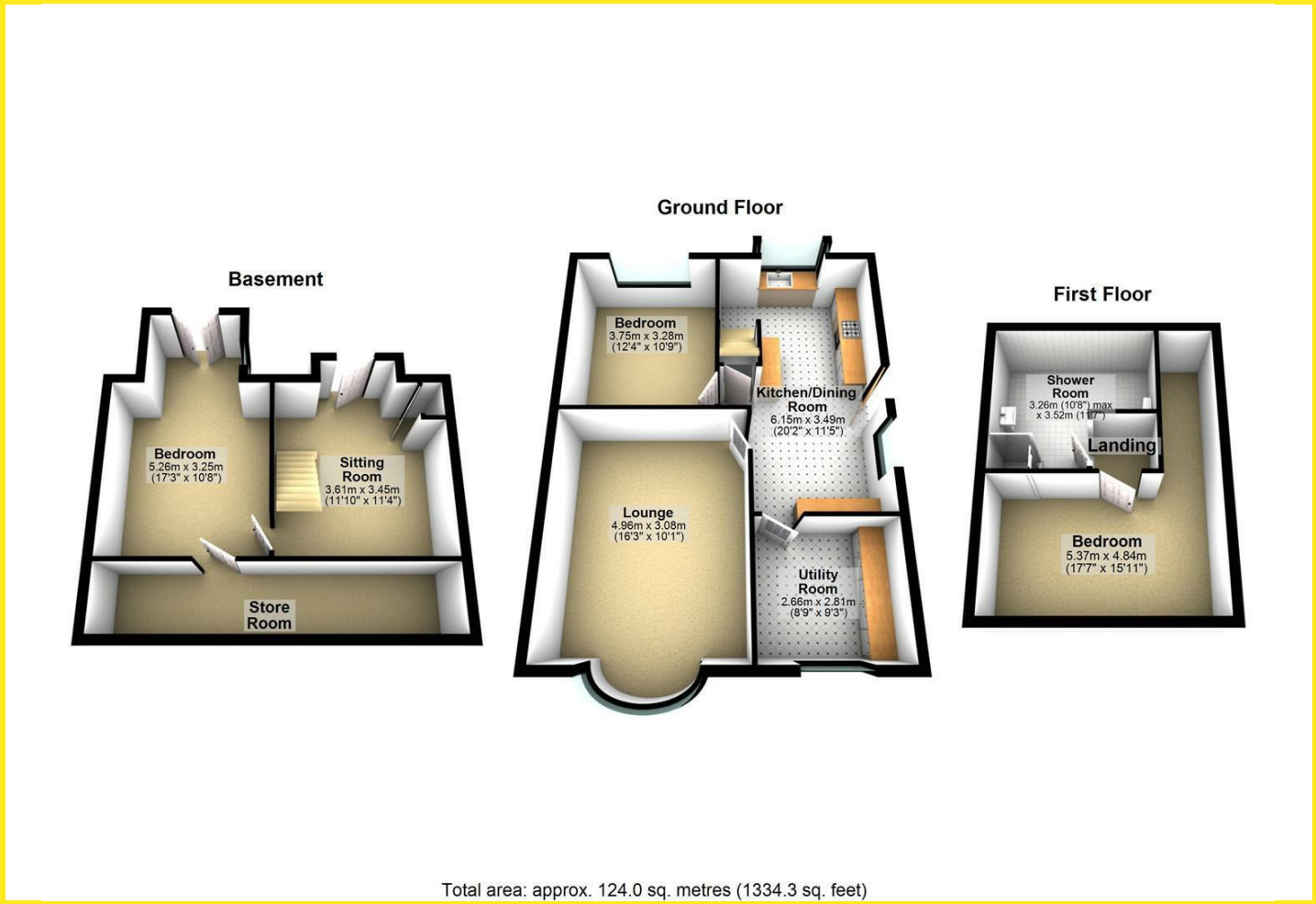
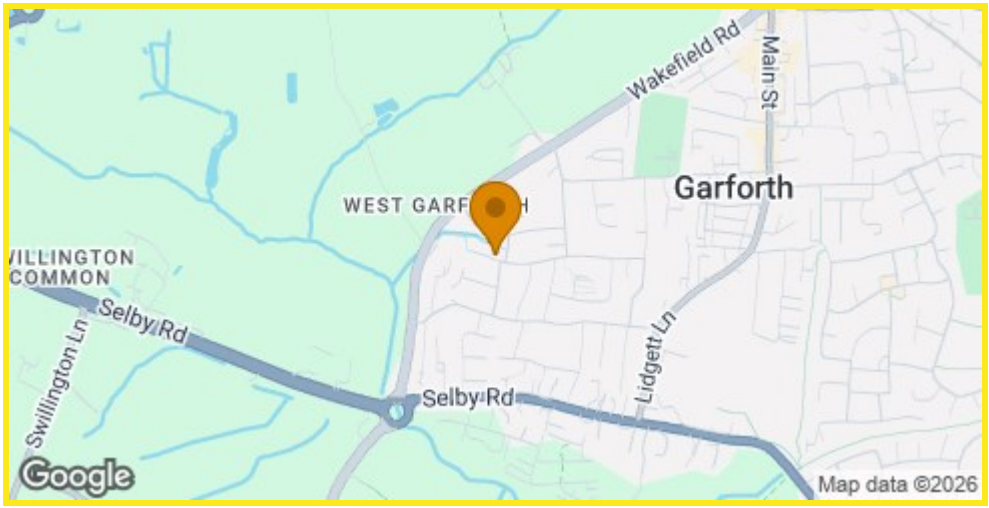
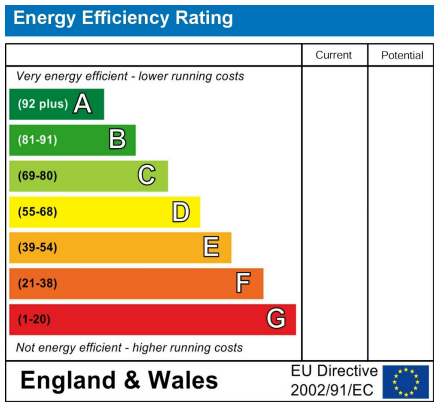
## Floor Plan




## Area Map




## Energy Efficiency Graph




## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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