

Mike  
**Dobson**



**31 Higham Way**  
Garforth, Leeds, LS25 2PS

**£250,000**

# 31 Higham Way

Being sold with no onward chain and nestled in the charming area of Garforth, Leeds, this delightful three-bedroom semi-detached house on Higham Way offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the modern fitted kitchen, complete with a hob and single oven, which flows seamlessly into a generous kitchen diner. This space is ideal for family meals and entertaining guests, enhanced by patio doors that lead out onto a large patio area, perfect for enjoying the outdoors.

The property boasts three bedrooms, including a double master bedroom featuring fitted wardrobes, providing ample storage space. The wet room is a contemporary addition, offering convenience, while a downstairs WC adds to the practicality of the home.

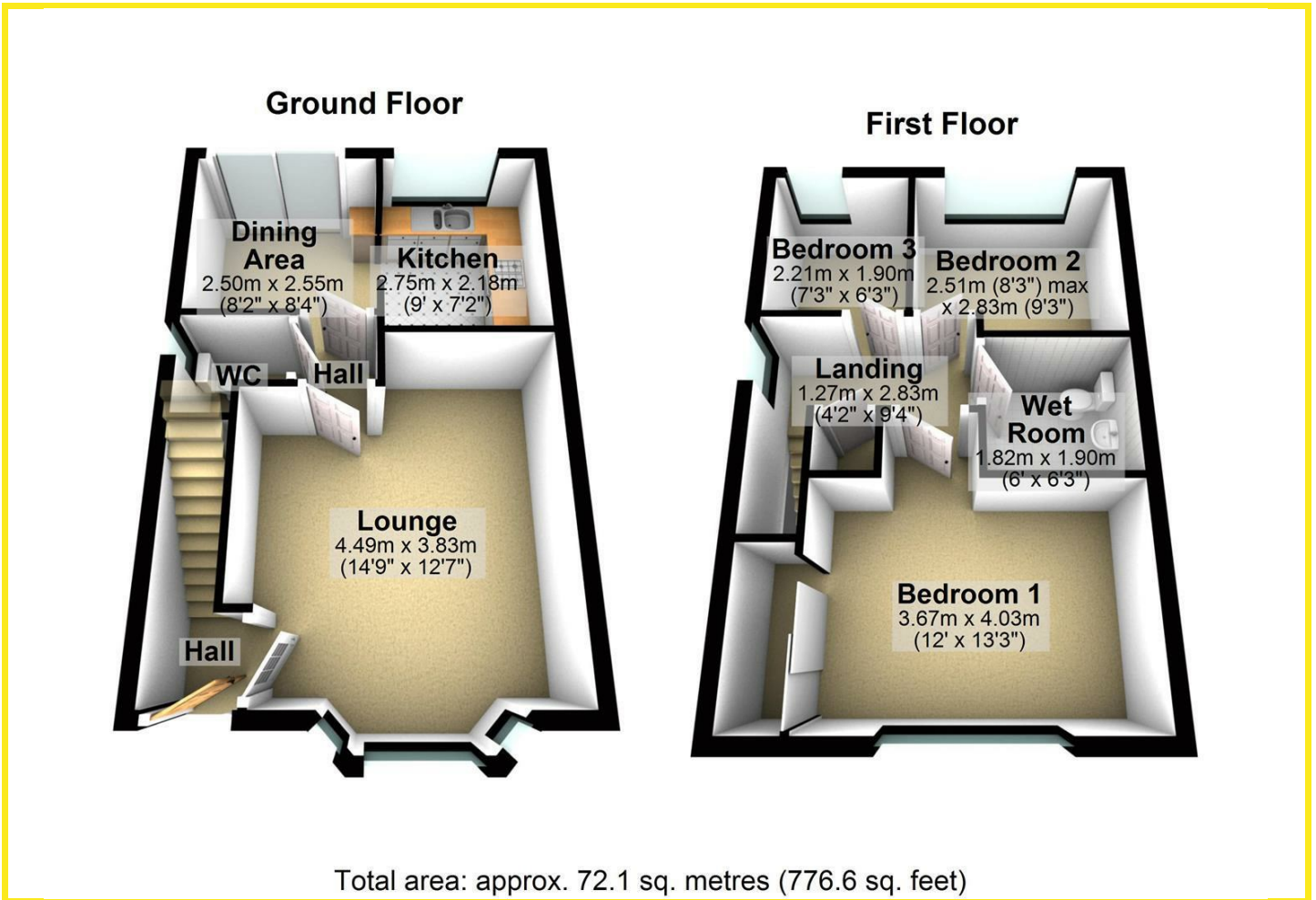
The established rear garden is a lovely retreat which is south facing, providing a tranquil space for relaxation or play. Additionally, the property benefits from off-street parking for multiple cars, ensuring ease of access and security.

This semi-detached house is not just a home; it is a lifestyle choice, situated in a friendly neighbourhood with local amenities and excellent transport links nearby. Whether you are a growing family or looking for a comfortable space to settle down, this property is sure to meet your needs. Do not miss the opportunity to make this lovely house your new home.

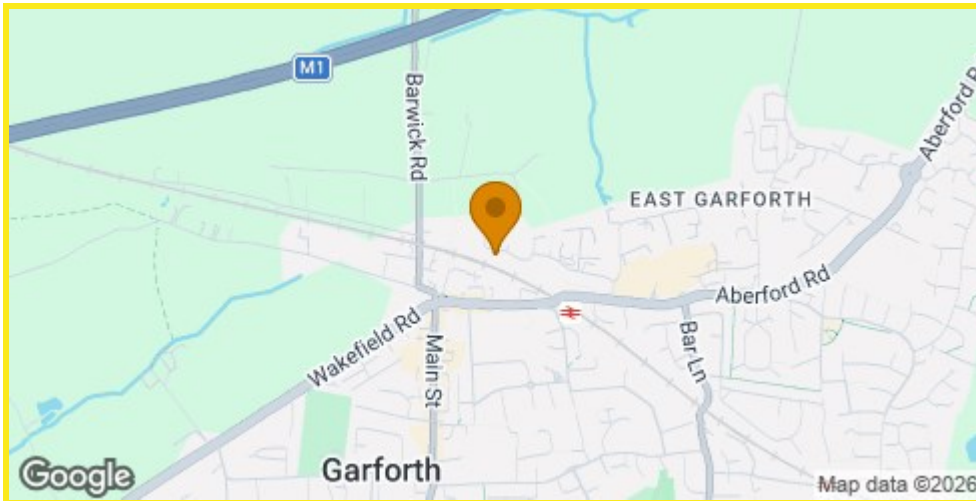




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the first turning left on to Parkinson Approach and Higham Way is at the end of this road.

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