

Mike
Dobson



6 Middleham Drive
Garforth, Leeds, LS25 2QA

Offers Over £350,000

6 Middleham Drive

We are delighted to present this modern and beautifully appointed three-bedroom townhouse located on Middleham Drive in Garforth, Leeds. This property is situated in a popular residential area, making it an ideal choice for first-time buyers and young families. With its spacious accommodation and contemporary design, this home is ready for you to move in and enjoy.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient guest WC. The ground floor features a generous open-plan living room that seamlessly connects to a modern kitchen diner. This well-equipped kitchen boasts a range of wall and base units, providing ample storage and space for dining and entertaining. You can access the private rear garden via bi-fold doors, perfect for outdoor relaxation.

The first floor comprises a central landing that leads to spacious lounge and a bedroom with en-suite shower room. To the second floor is a further two bedrooms, both having their own en-suites, providing convenience for all residents or guests alike.

Externally, the property benefits from a driveway that provides off-street parking, while the rear garden is designed for low maintenance, featuring a patio area ideal for alfresco dining and family gatherings.

This home is conveniently located near a variety of local amenities, including shops, supermarkets, schools, and leisure facilities. Garforth is well-served by excellent transport links, with Garforth and East Garforth railway stations offering direct connections to Leeds, York, and Hull, as well as easy access to the A63 and M1 motorway network.

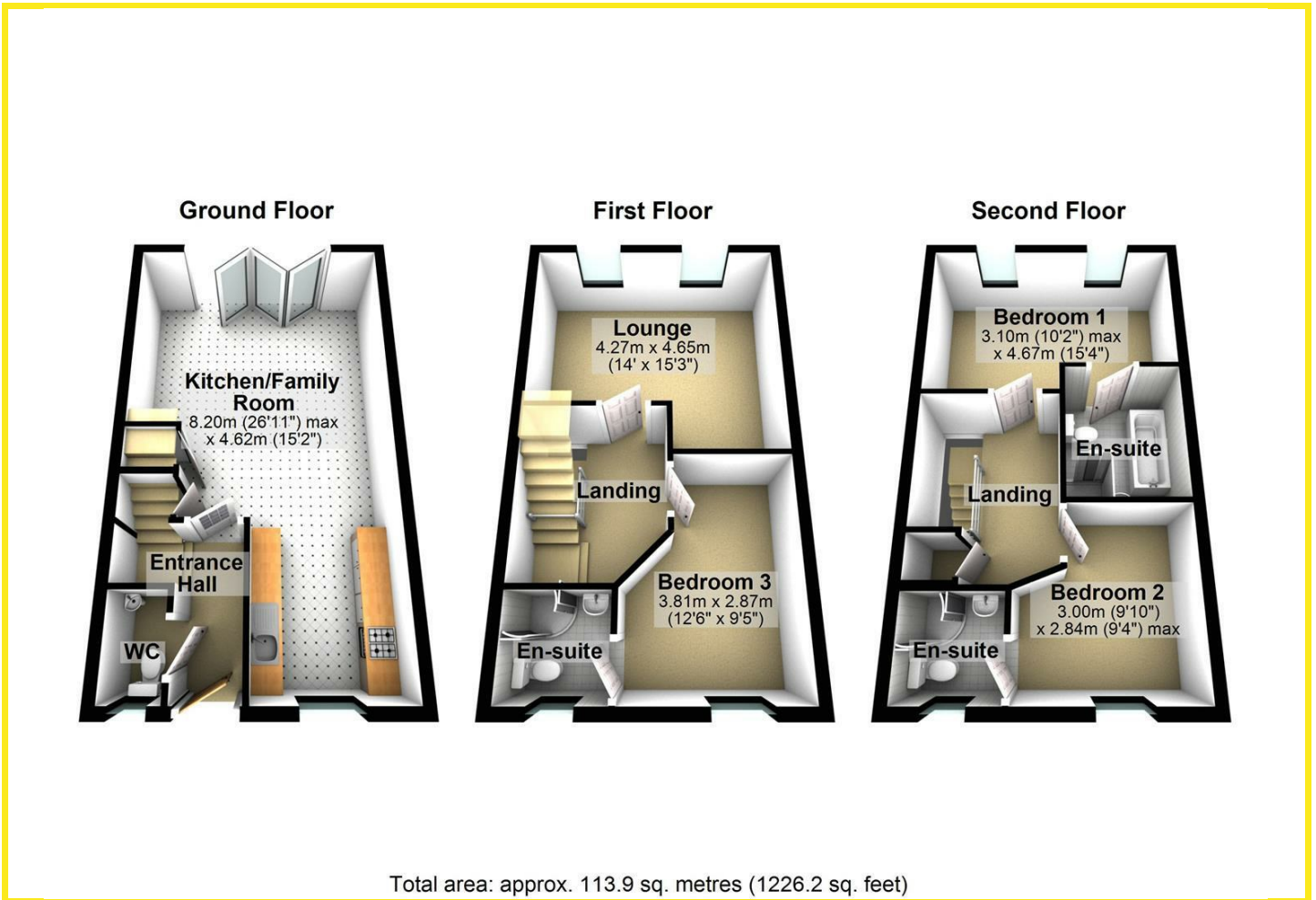
Additionally, the property falls within the catchment area for highly regarded local schools, such as Green Lane Primary Academy and Garforth Academy.

In summary, this superb modern family home is situated in a highly sought-after location, and we highly recommend internal viewings. Please contact our Garforth office today to arrange your visit.

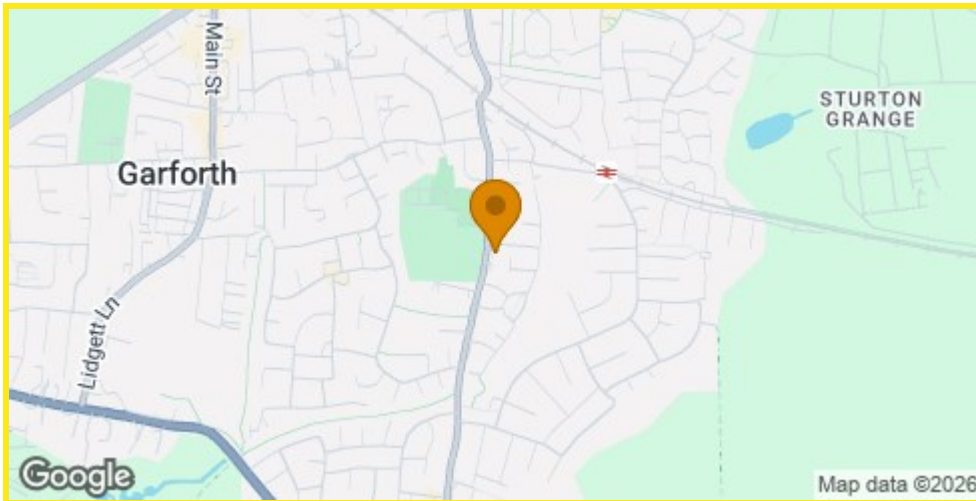




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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

From our Garforth office turn left on to Main Street and take the first left on to Church Lane. Follow the road to the T junction and turn right on to Ninelands Lane and then take your third left onto Middleham Drive where the property can be found on the right hand side.

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.

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