

Mike
Dobson



4 Crimple Green
Garforth, Leeds, LS25 2JB

£315,000

4 Crimble Green

Nestled in the tranquil cul-de-sac of Crimble Green, Garforth, this extended three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property is ideally located near local amenities, including shops, schools, and East Garforth Train Station, making it perfect for families and commuters alike.

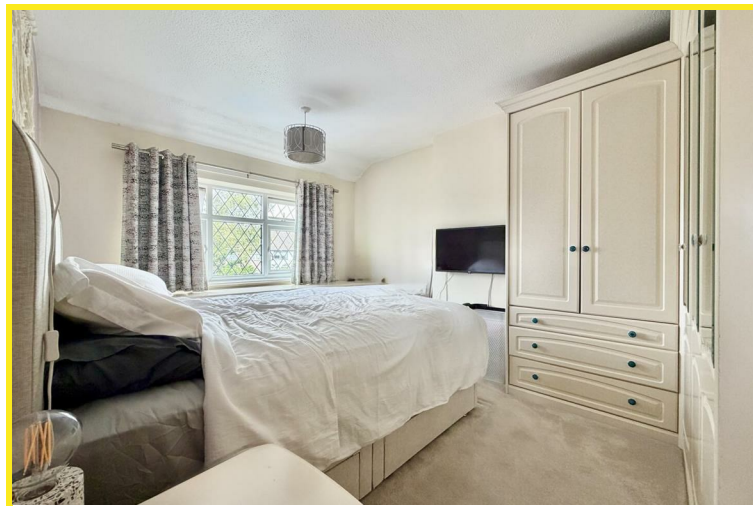
Upon entering, you are welcomed into a spacious lounge having a handy understairs storage cupboard. This area seamlessly flows into the dining room, creating an inviting space for family gatherings and entertaining guests. The conservatory, with its French doors, opens directly to the garden, allowing for an abundance of natural light and a lovely view of the outdoor space.

The spacious kitchen has an array of integrated appliances, including a five-ring gas hob, integrated dishwasher, and washing machine. Recently revamped by the current owners, it features new work surfaces, a modern sink, and stylish re-purposed splashbacks, along with a new double oven, making it a joy for any home cook. There is also another room which is currently utilised as a study, but could be a perfect snug or play room.

On the first floor, you will find three well-proportioned bedrooms. Bedrooms one and two come equipped with fitted wardrobes, providing ample storage, while the third bedroom also benefits from a handy storage cupboard. The family bathroom is fitted with a three-piece white suite, including a P-shaped bath with a shower over, a pedestal wash basin, and a low flush WC.

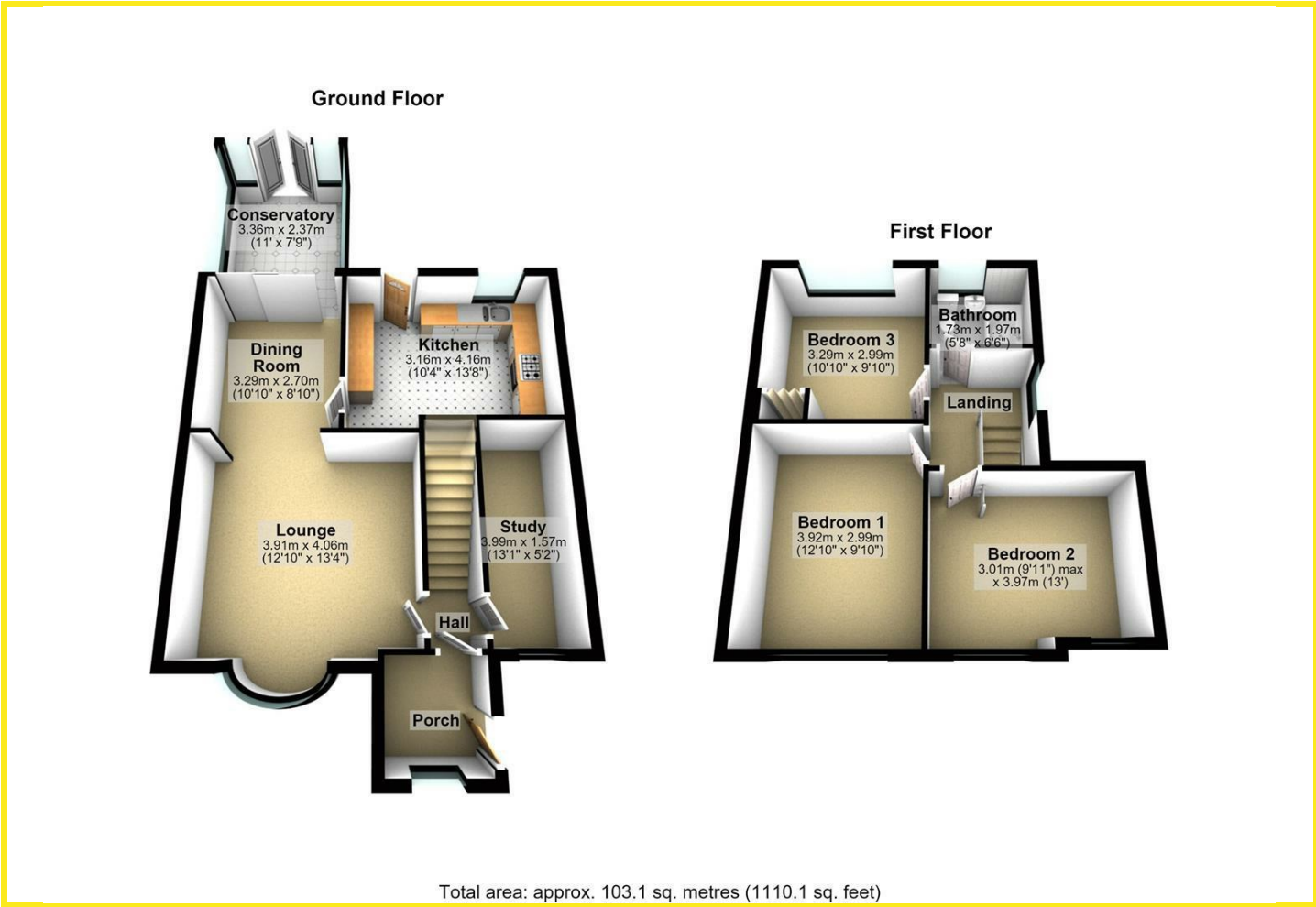
Externally, the property boasts a brick-paved driveway that offers generous off-road parking. The good-sized rear garden features a large patio seating area, perfect for al fresco dining, and steps leading to a lawn having a variety of fruit trees to the borders.

This charming home is a perfect opportunity for those seeking a comfortable and well-located property in Garforth.

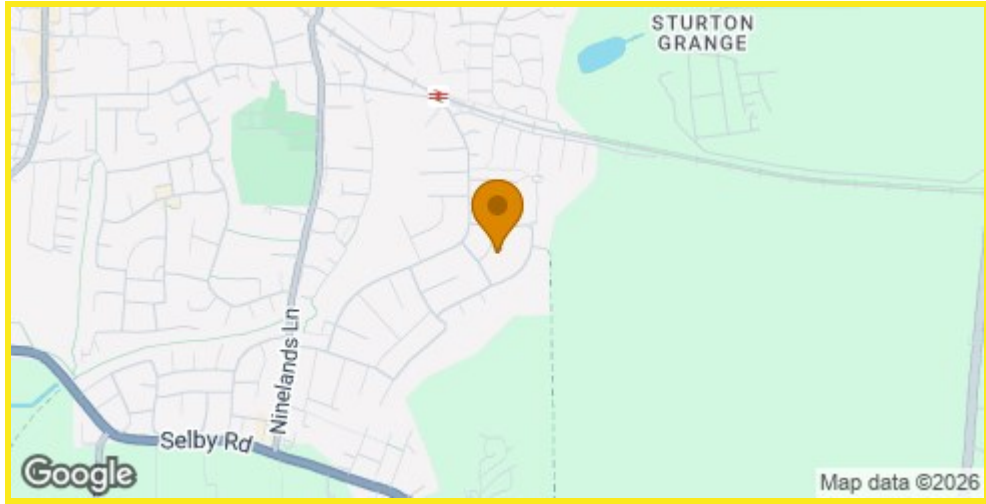




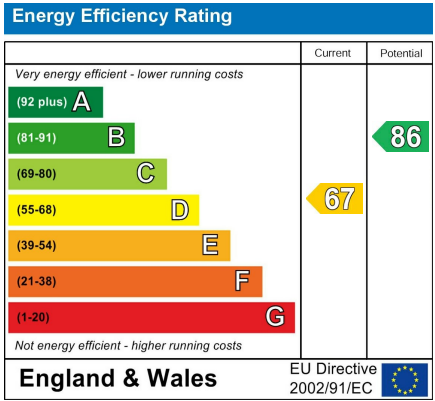
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left on to Main Street and then turn left on to Church Lane between library and the medical centre. Follow the road to the T junction and turn right on to Ninelands lane taking the first left on to Green Lane, continue on to Fairburn Drive and take the fifth turning on the left on to Ribblesdale Avenue. Take the first right on to Swale Crescent and then the first left onto Crimble Green, where the property can be found as indicated by the agents board.