



75 Acaster Drive
Garforth, Leeds, LS25 2AX

£430,000

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Perfectly situated in the desirable location of Acaster Drive, Garforth, Leeds, this superb extended detached house offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, this property is ideal for families seeking space and convenience.

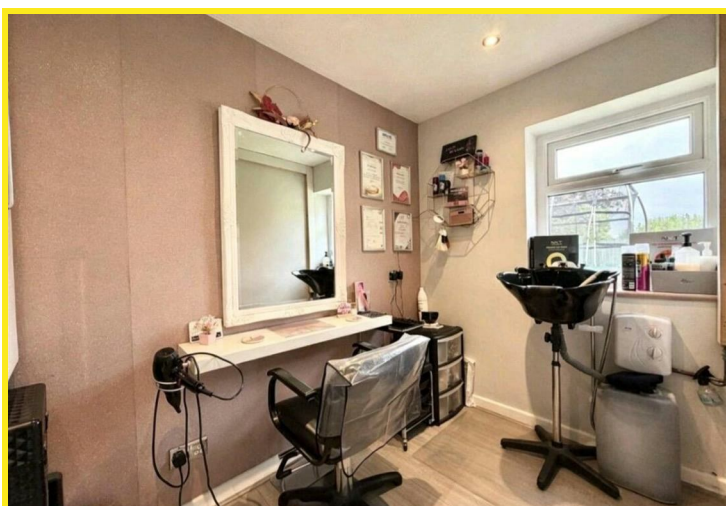
Upon entering, you are greeted by a handy porch that leads into a hallway and then into a spacious lounge, perfect for relaxation. The heart of the home is the open-plan kitchen, which features a breakfast area and is equipped with an integrated oven, gas hob, and extractor, making it a delightful space for culinary enthusiasts. Adjacent to the kitchen is a separate dining/games room, enhanced by bi-fold doors that seamlessly connect to the private rear garden, creating an inviting atmosphere for entertaining guests or enjoying family time.

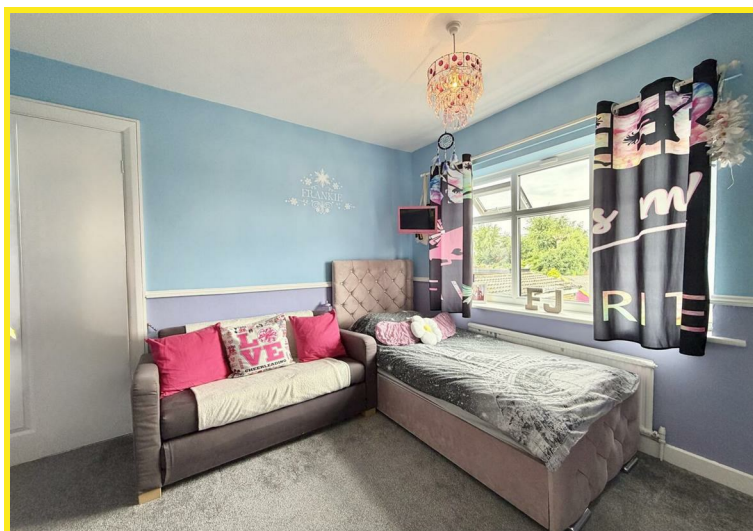
The ground floor also boasts a versatile extension currently utilised as a salon, which could easily serve as an additional living area or home office, providing flexibility to suit your lifestyle. The integral garage, accessible from within the house, adds to the convenience, while the utility room and downstairs WC enhance practicality.

On the first floor, you will find three generously sized bedrooms, alongside a well-appointed bathroom featuring a luxurious spa bath and a separate double shower cubicle, ensuring comfort for all family members. The property has recently benefited from new windows, doors, soffits, and fascias, enhancing its appeal and energy efficiency.

Outside, the private rear garden offers a lovely lawn and patio area, perfect for outdoor gatherings. The front of the property features a large, recently resurfaced driveway, providing ample parking for multiple vehicles.

Situated in a sought-after area, this home is conveniently located near excellent schools and transport links, making it an ideal choice for families. This remarkable property truly offers a wonderful opportunity for modern living in a vibrant community.

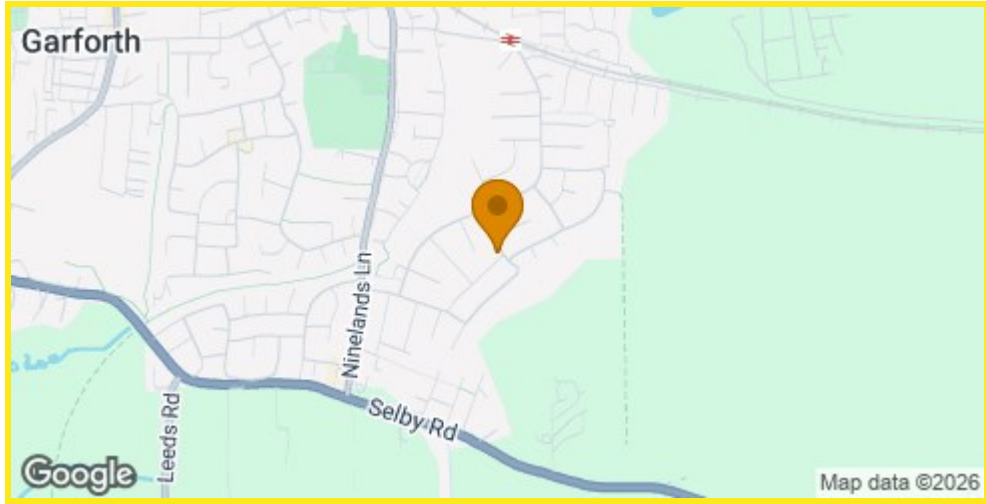




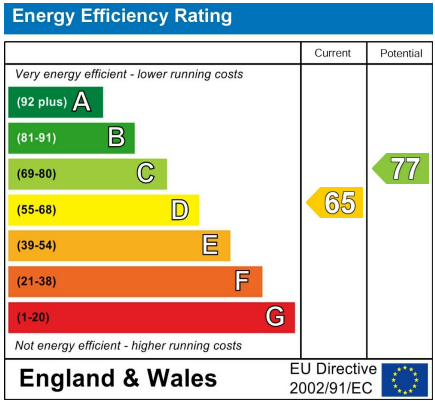
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. From Ninelands Lane take the first turning right on to Hazelwood Avenue. Follow Hazelwood Avenue to the 'T' junction and turn left onto Acaster Drive where the property can be found on the left hand side after the bend.

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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