

*Mike*  
**Dobson**



**20 Acaster Drive**  
Garforth, Leeds, LS25 2BQ

**£329,950**



# 20 Acaster Drive

Nestled on Acaster Drive in the charming town of Garforth, Leeds, this well presented three-bedroom semi-detached house is a true gem. The current owner has meticulously maintained and extended the property, ensuring it is both modern and inviting.

Upon entering, you are greeted by a spacious hallway that leads to a well-appointed reception room. A further reception room is particularly impressive, featuring bifold doors that seamlessly connect the indoor space to the outdoor patio, perfect for entertaining or enjoying a quiet evening. The modern fitted kitchen is a culinary delight, equipped with a hob, extractor and a double oven, making it ideal for those who love to cook.

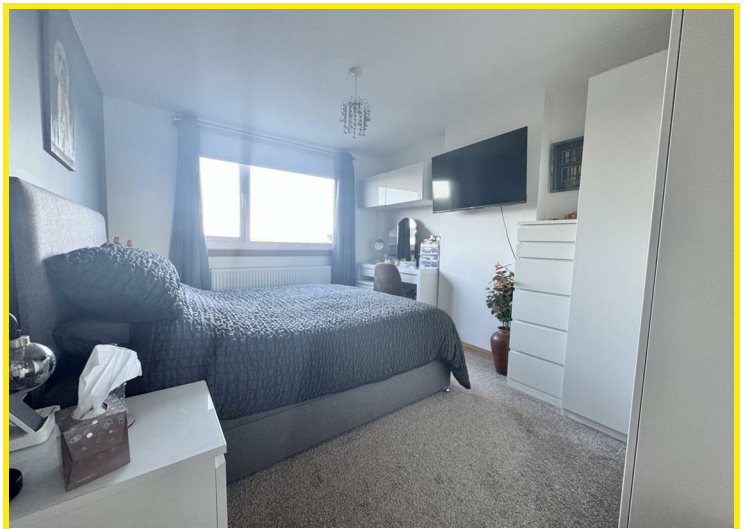
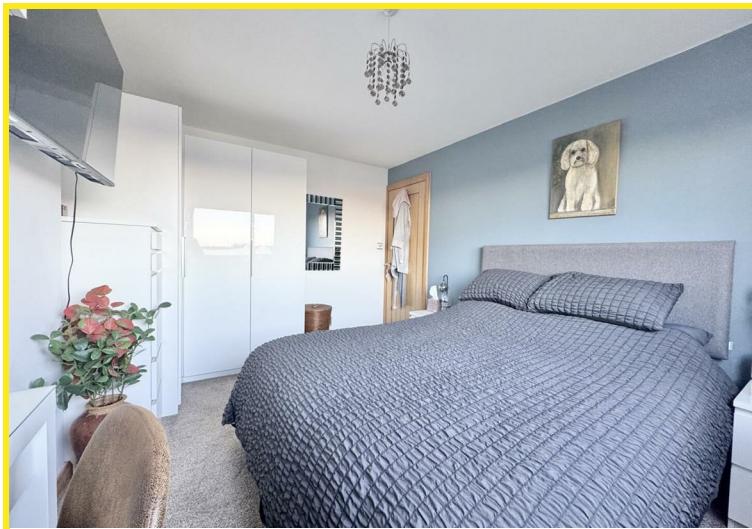
The property boasts two generous double bedrooms, alongside a smaller bedroom that includes a convenient cupboard over the stairs, providing ample storage. The contemporary bathroom suite is designed for comfort, featuring a P-shaped bath with a shower overhead, a stylish vanity wash basin, and a low flush WC.

Outside, the property continues to impress with a driveway that offers off-street parking for multiple vehicles, along with a separate detached garage. The extensive tiered rear garden is a standout feature, complete with a paved patio seating area, steps leading to a lawn, and a gateway that opens to an additional lawned area. Here, you will find a delightful decked seating space and a fully insulated summer house, equipped with electrics, perfect for use as a home office or a tranquil retreat.

This property is not just a house; it is a wonderful home that offers a perfect blend of modern living and outdoor enjoyment. With its desirable location and impressive features, it is sure to attract interest from families and professionals alike. Don't miss the opportunity to make this stunning property your own.



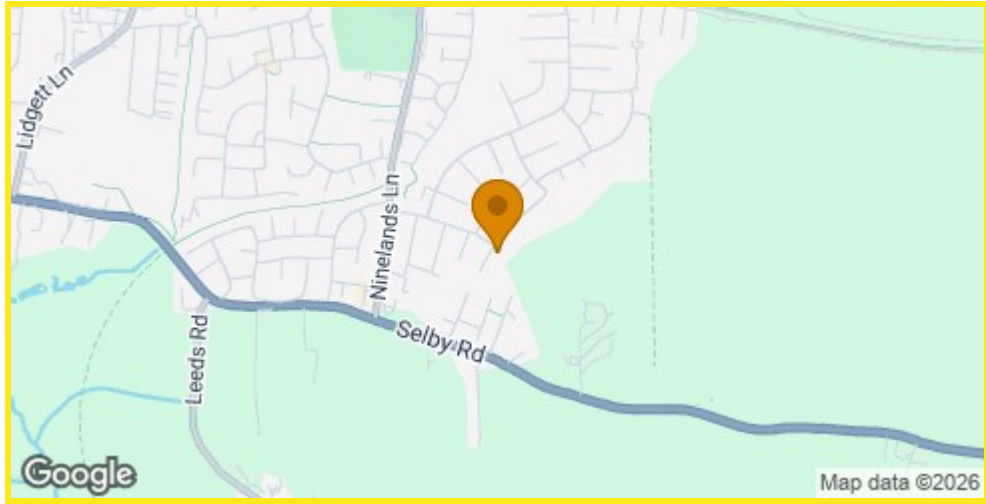




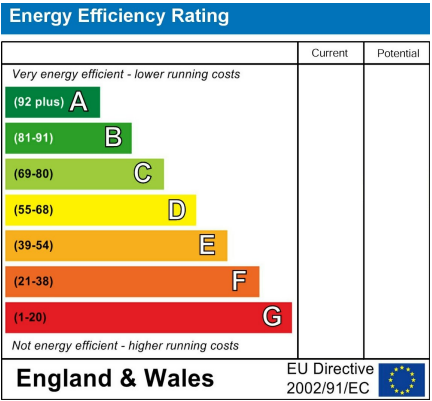
Floor Plan



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 right onto Acaster Drive where the property is on the left hand side as indicated by the agents board.