

Mike  
**Dobson**



**44 Westway**

Garforth, Leeds, LS25 1DB

**No Onward Chain £395,000**

# 44 Westway

Nestled in the charming area of Westway, Garforth, Leeds, this impressive chalet detached bungalow offers a perfect blend of comfort and style. With five generously sized double bedrooms, three to the ground floor with a further two to the second floor including an en-suite bathroom in the main bedroom, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a spacious lounge that boasts a delightful multi fuel burner, creating a warm and inviting atmosphere, perfect for relaxing evenings. The fitted kitchen is equipped with a built-in oven, hob, and extractor, making it a practical space for culinary enthusiasts, and leads to a separate dining room that has French doors leading to the rear garden. The property has been re-decorated with new carpets laid making the property move in ready.

The property benefits from gas central heating and PVCu double glazing, providing warmth and energy efficiency throughout the year.

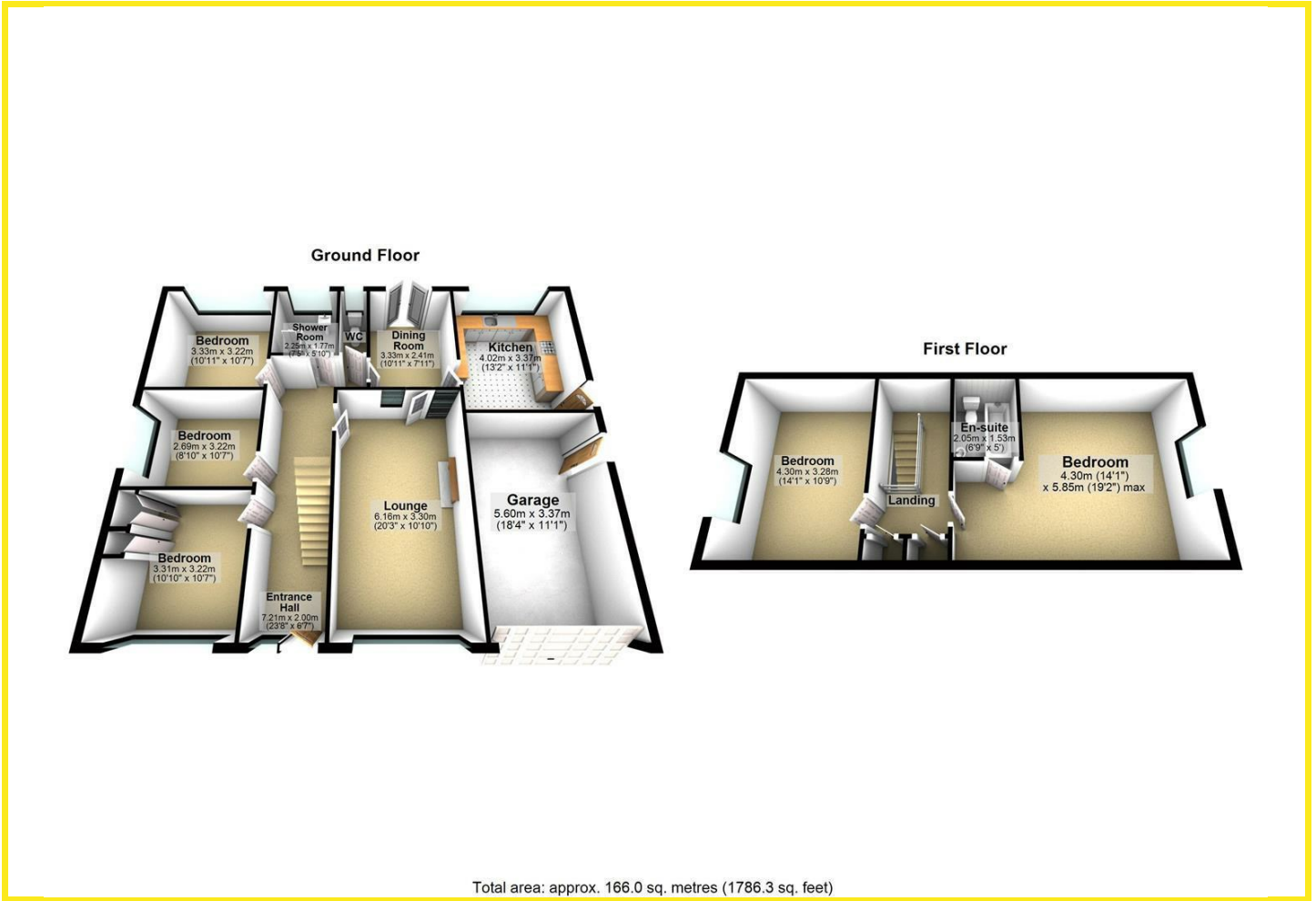
Outside, you will find ample off-road parking for up to four vehicles, leading to an integral garage that houses the combination central heating boiler and has a remote controlled up and over door, power and lighting. The established gardens at both the front and rear of the property offer a serene outdoor space, perfect for enjoying the fresh air or entertaining guests.

This delightful chalet bungalow in Garforth is not just a house; it is a home that promises comfort, space, and a welcoming community. With its excellent amenities and transport links nearby, this property is a rare find and is sure to attract considerable interest. Do not miss the opportunity to make this splendid bungalow your own.

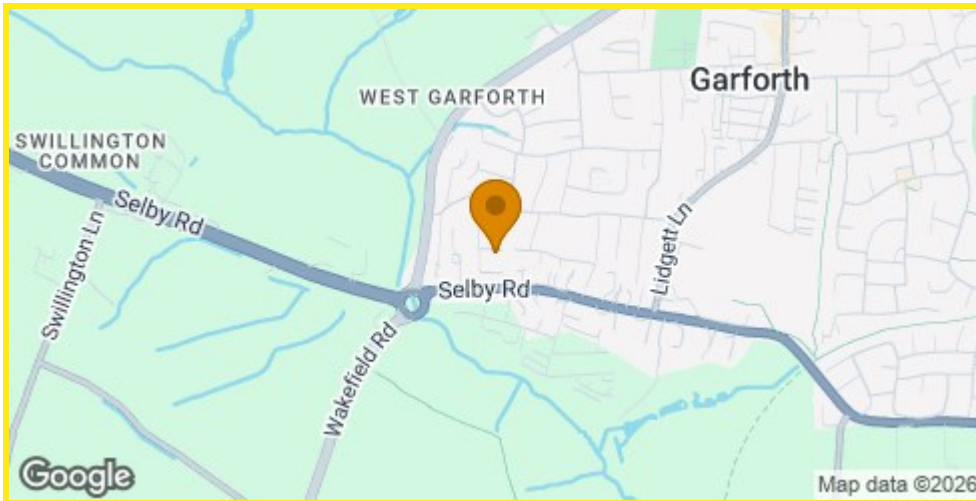




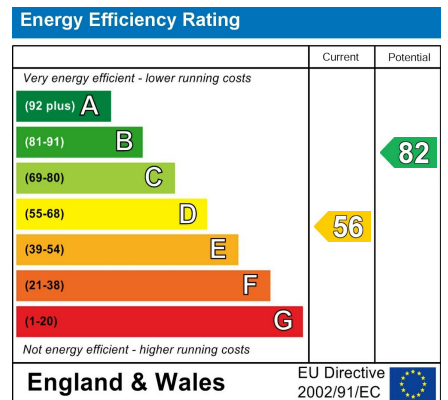
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by Garforth Academy. Take the first left off Lidgett Lane on to Ringway. Follow Ringway and Westway is the fifth turning off on the left hand side. Ringway can also be accessed from the A642 Wakefield Road and from this direction Westway is the second turning off Ringway on the left hand side.

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