

Mike
Dobson



28a Barleyhill Road
Garforth, Leeds, LS25 1DY

£230,000

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Nestled on Barleyhill Road in the charming town of Garforth, Leeds, this delightful end-terrace house presents an excellent opportunity for young couples or families seeking their first home. Recently modernised, the property is conveniently located just 200 yards from a variety of shops, reputable local schools, and essential amenities, making it an ideal choice for those who value accessibility and community.

Upon entering, you will find a welcoming lounge that flows seamlessly into a spacious dining kitchen, perfect for family meals and entertaining guests. The addition of a conservatory enhances the living space, providing a bright and airy area to relax and enjoy the garden views. The first floor boasts three well-proportioned bedrooms, offering ample space for rest and privacy, alongside a modern bathroom that caters to the needs of a busy household.

The property benefits from gas central heating and newly installed PVCu double-glazing, (2025) ensuring comfort and energy efficiency throughout the year.

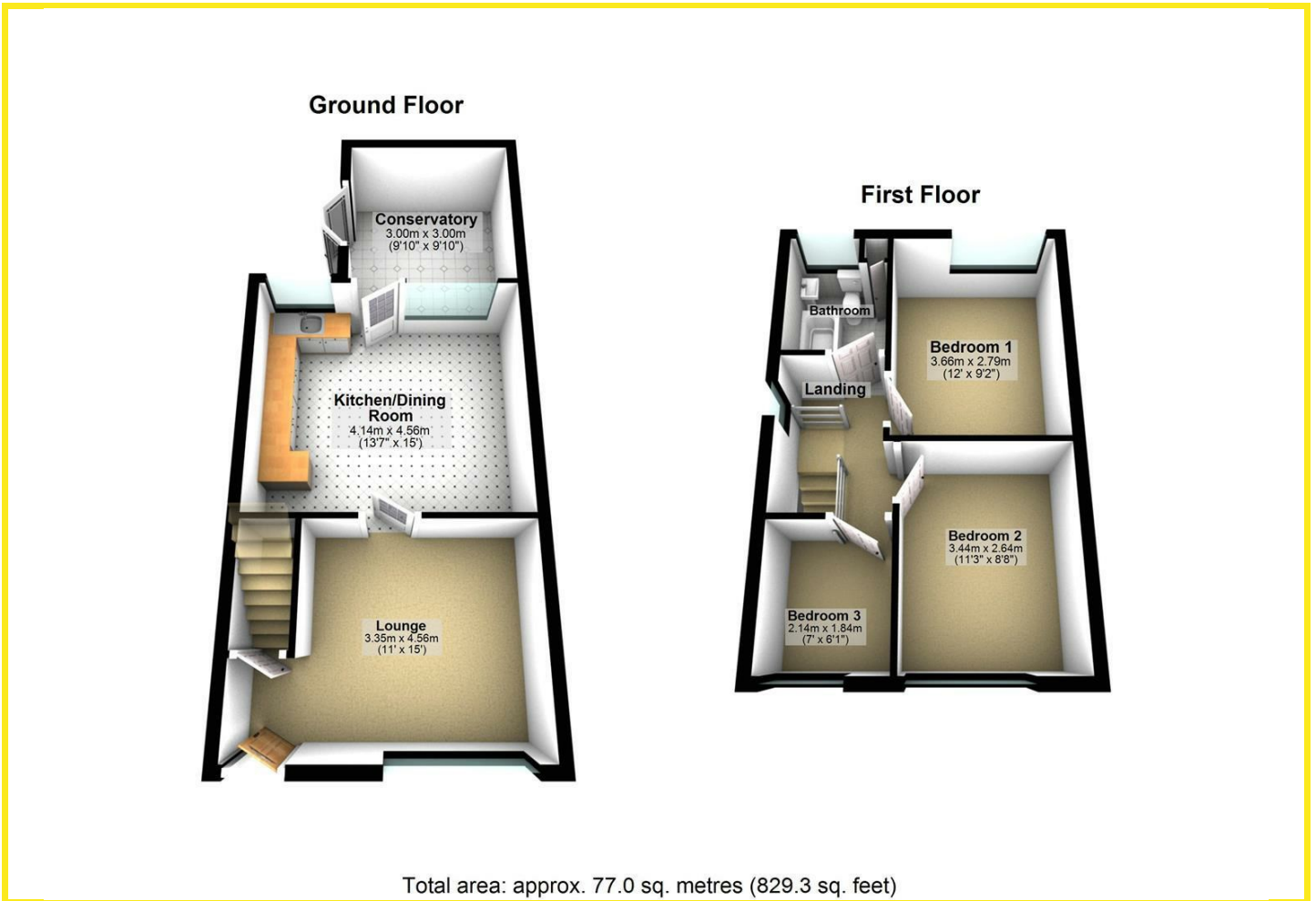
Outside, the property is set within low-maintenance gardens to the front, side, and rear, providing a pleasant outdoor space without the burden of extensive upkeep. Additionally, there is off-road parking for one vehicle, adding to the convenience of this lovely home.

This property is truly deserving of an early inspection, as it combines modern living with a prime location in a sought-after area. Don't miss the chance to make this charming house your new home.





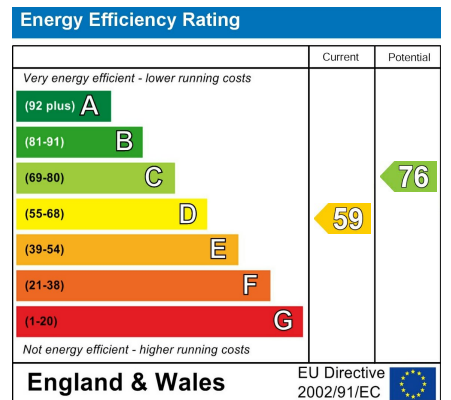
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left, taking your first right onto Barleyhill Road and continue on this road and the property can be found as indicated by the agents board.

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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