

Mike
Dobson



17 Hillside

Garforth, Leeds, LS25 2JJ

£285,000

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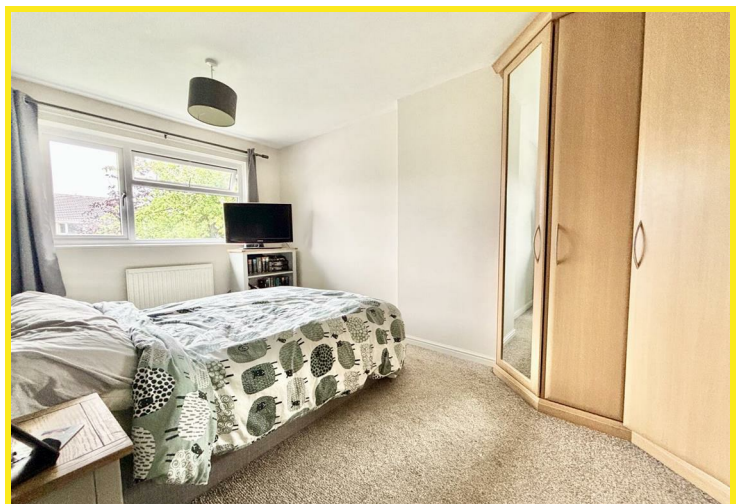
Nestled in the tranquil cul-de-sac of Hillside, Garforth, this three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Being sold with no onward chain, this property is conveniently located within walking distance of East Garforth Train Station and a variety of local amenities, making it an ideal choice for those seeking both comfort and accessibility.

Upon entering, you are welcomed into a spacious lounge that offers a perfect space for relaxation and entertaining. The heart of the home is the well-appointed kitchen/diner, featuring a fitted kitchen equipped with oven and hob, ensuring that meal preparation is both efficient and enjoyable.

The first floor comprises three inviting bedrooms, with the main bedroom boasting fitted wardrobes for ample storage. The second and third bedrooms also benefit from built-in storage cupboards, providing practical solutions for everyday living. The property is completed by a three-piece white bathroom suite, which includes a shower over the bath, a pedestal wash basin, and a low flush WC, catering to all your bathing needs.

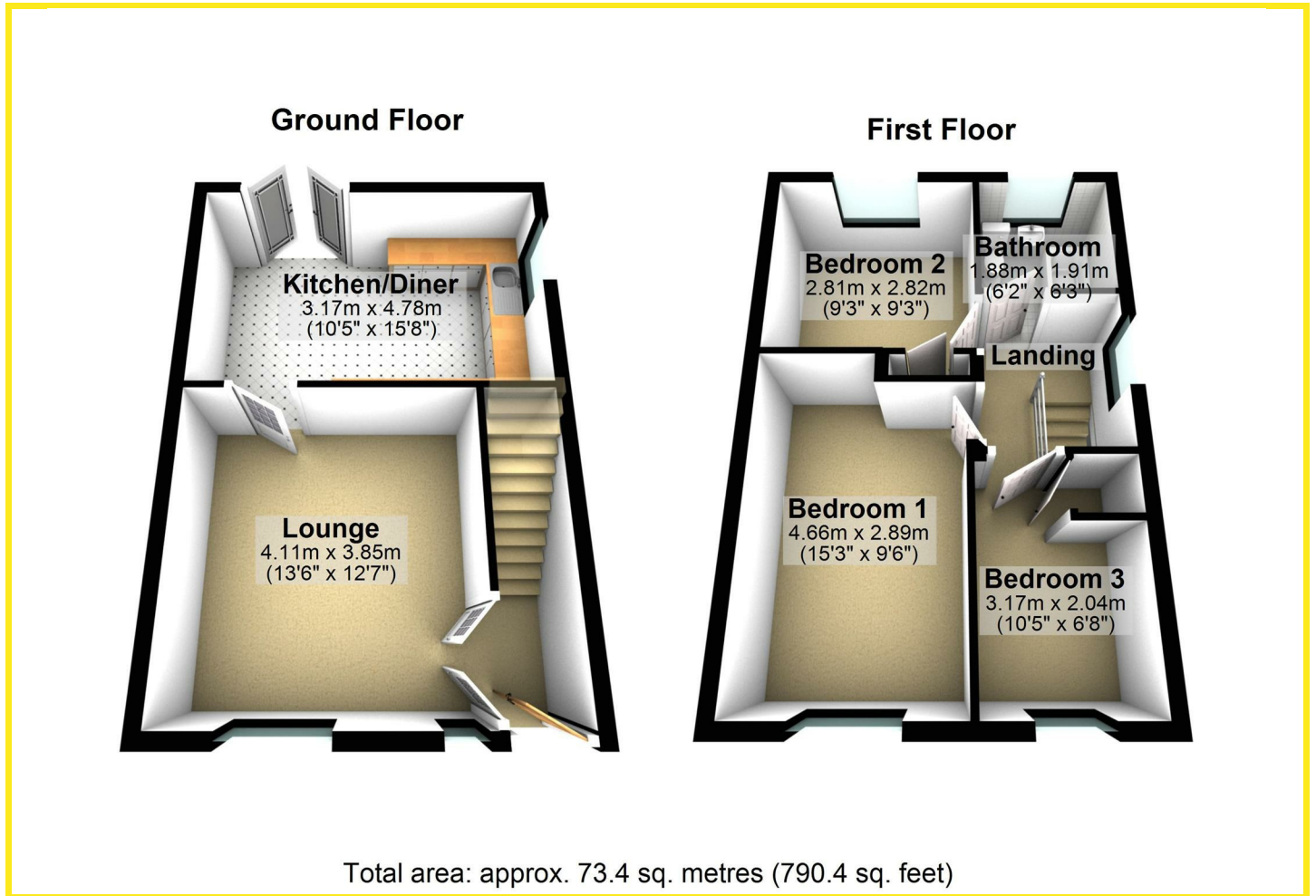
Externally, the property features a driveway that accommodates multiple vehicles and leads to a detached single garage, offering additional storage or workshop space. The private and enclosed rear garden has with a patio seating area and a well-maintained lawn, perfect for outdoor gatherings or simply enjoying the fresh air.

This delightful home combines comfort, convenience, and a peaceful setting, making it a must-see for anyone looking to settle in the desirable area of Garforth.

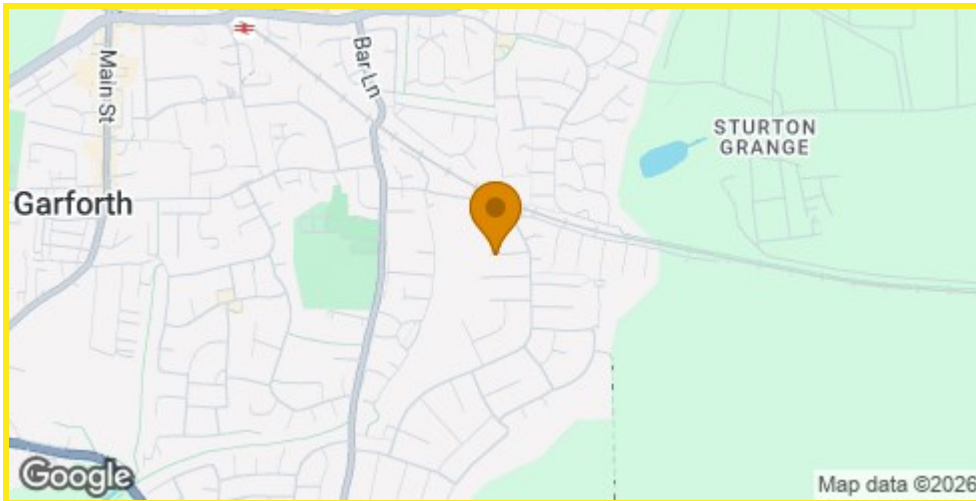




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. From Ninelands Lane take the second turn on the right onto Hazelwood Avenue and then first left onto Fairburn Drive. Follow Fairburn Drive and Hillside is the fourth turn off on the left hand side. Alternatively from Garforth Main Street turn onto Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. Turn right and then immediately left onto Green Lane. Bear right onto Fairburn Drive and Hillside is the second turn off Fairburn Drive on the right hand side.

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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