



Barwick Road | Garforth | LS25 2DG

£300,000

Four Bedroom End Terrace | Council Tax Band | EPC Rating D

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*** FOUR BEDROOM THROUGH TERRACE * DINING KITCHEN * SPACIOUS FAMILY BATHROOM *
BEDROOM THREE WITH EN-SUITE W.C * GARDENS & PARKING ***

Four-bedroom end of terrace house, offered for sale in a semi-rural location yet a stone throw from the local amenities in Garforth. Offering well-proportioned accommodation over three floors, suitable for a range of buyers. The property comprises of a useful porch, good sized lounge with views overlooking countryside to the front, a dining kitchen with granite worktops and a conservatory/porch to the rear. To the first floor, there are two bedrooms - master bedroom with fitted wardrobes and a sizeable family bathroom with four piece white suite. To the second floor, there are a further two bedrooms - one with a ensuite W.C, providing flexible sleeping or home-working space.

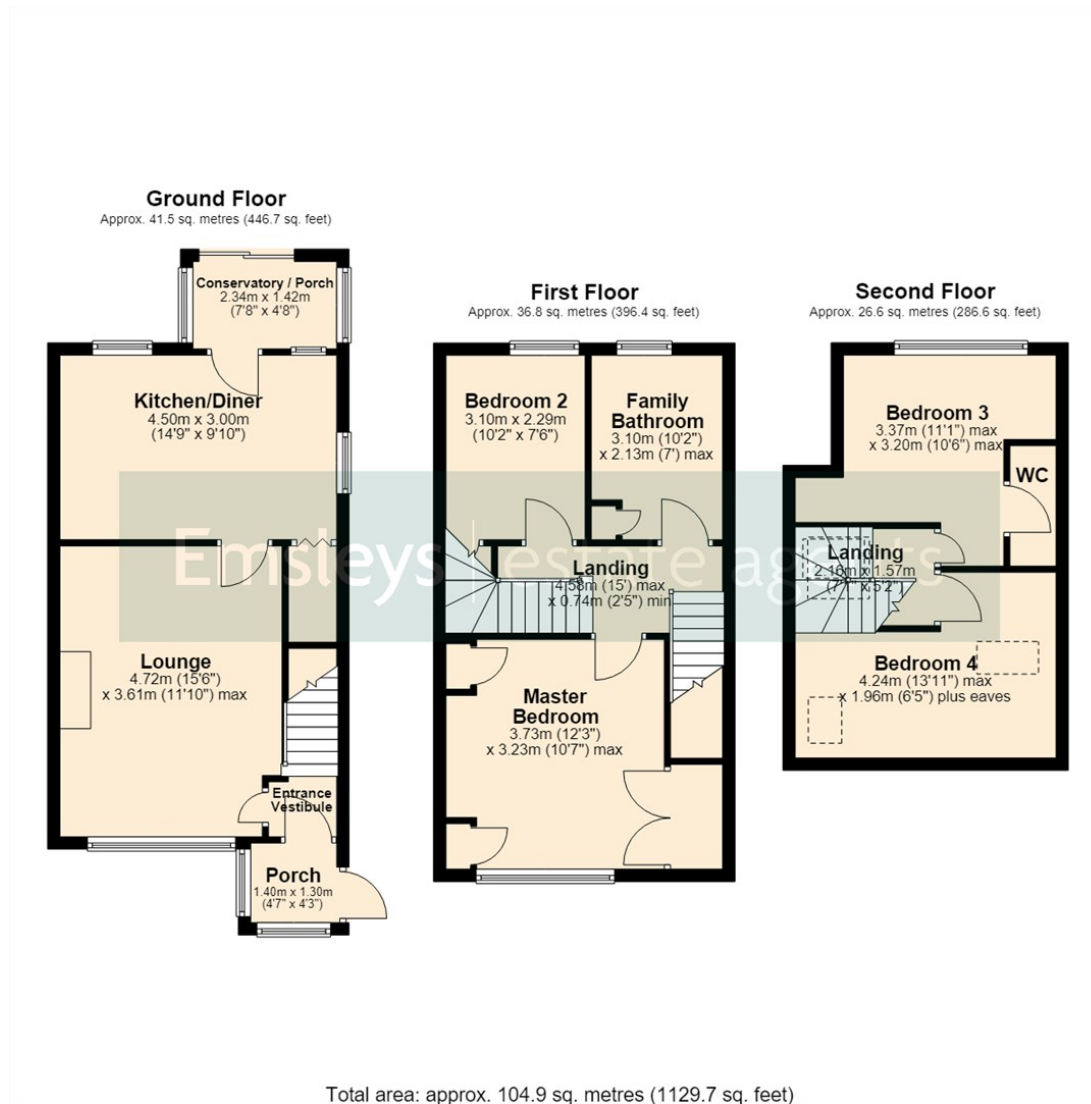
To the outside, there is a tiled courtyard to the rear, offering a low maintenance area to relax. There is an off road parking area beyond the courtyard, for two cars. In addition, there is a lawned mature garden, which offers a real treat and unique selling point for this home!

Schooling in Garforth is well-regarded, with a number of primary and secondary schools in the area, making the location suitable for households requiring access to education facilities.

Public transport connections are a key benefit of this location. Garforth has two railway stations: Garforth and East Garforth. Regular services run to Leeds, typically taking around 10–15 minutes, and to York in approximately 20–30 minutes, as well as connections towards Manchester and other regional destinations. Local bus routes link Garforth with Leeds and surrounding communities. Road links are also convenient, with access to the A63, A1(M) and M1, providing routes towards Leeds city centre, York, Wakefield and beyond.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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