



Braemar Drive | Garforth | LS25 2NJ

£260,000

Three Bedroom Semi-Detached | Council Tax Band C | EPC Rating C

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**\* THREE BEDROOM SEMI-DETACHED HOUSE \* NEWLY FITTED BOILER 2024 \* LOUNGE & DINING AREA \* GARAGE & DRIVEWAY PARKING \***

Situated in a cul-de-sac in the popular East Garforth area, this three-bedroom semi-detached home offers practical and well-balanced family accommodation, complemented by off-street parking, a single garage and enclosed gardens.

The property benefits from double glazing throughout and gas central heating, with a new gas boiler installed in March 2024. Leased solar panels further enhance energy efficiency and environmental convenience.

To the ground floor, the accommodation comprises two reception areas, with a comfortable lounge featuring a cosy fireplace and opening into a bright open-plan dining area that enjoys pleasant views over the rear garden. The fitted kitchen includes an integrated hob and oven and provides functional workspace for everyday family living.

The first floor comprises three bedrooms, including a generous double master bedroom with built-in wardrobes, a second double bedroom, and a single bedroom which also benefits from built-in storage. A modern shower room serves the first-floor accommodation.

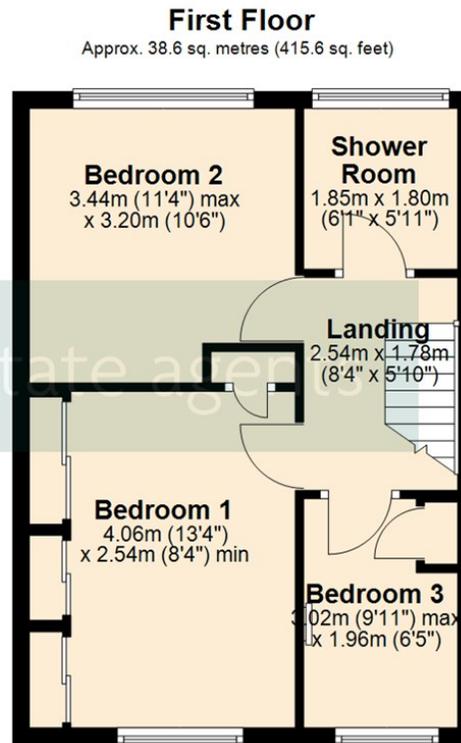
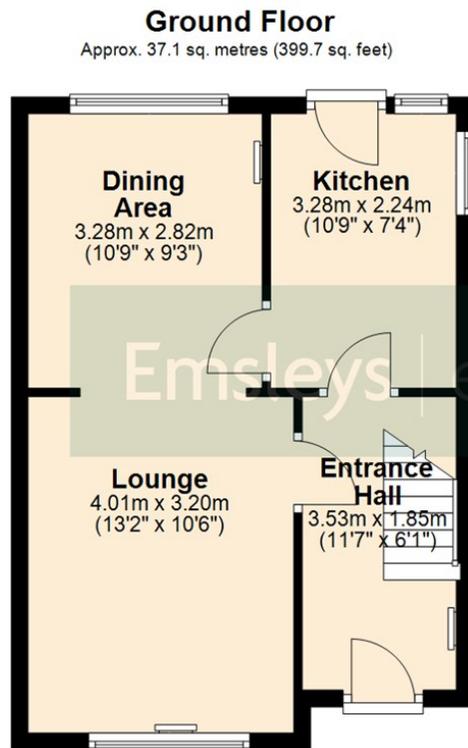
Externally, the property offers gardens to both the front and rear, with a driveway to the side providing off-street parking and access to the single garage, ideal for storage or additional practicality.

Garforth is highly regarded for its excellent range of local amenities, including supermarkets, cafés and independent shops along Main Street. A variety of well-regarded schools cater for all age groups, making the area particularly attractive to families.

The location is well connected for commuters, with Garforth railway station providing regular services to Leeds in approximately 15 minutes and York in 20–25 minutes, along with wider West Yorkshire connections. Local bus routes, easy access to the A1(M) and M1, and nearby green spaces and parks further enhance the appeal of this convenient and family-friendly location.







Total area: approx. 75.7 sq. metres (815.3 sq. feet)

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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