



**Ringway, Garforth Leeds LS25 1BZ**

**welcome to**

**Ringway, Garforth Leeds**

This attractive semi-detached house offers generous living space with four well-proportioned bedrooms and two inviting reception rooms. Perfect for families, the property also boasts a large driveway to the front, providing ample off-street parking, and a private garden to the rear.



## Ground Floor

### Store Room

8' 5" MAX x 6' 1" MAX ( 2.57m MAX x 1.85m MAX )  
Store room providing additional storage space.

### Lounge

9' 4" MAX x 17' 8" MAX ( 2.84m MAX x 5.38m MAX )  
The lounge is a generously sized and light-filled space, featuring French-style patio doors that open directly onto the rear garden—perfect for indoor-outdoor living and entertaining. A front-facing window adds additional natural light, creating a bright and welcoming atmosphere throughout the day.

### Kitchen/Dining Room

15' 4" MAX x 9' 8" MAX ( 4.67m MAX x 2.95m MAX )  
The kitchen and dining area form a spacious open-plan layout, ideal for modern family living. The kitchen is fitted with a full range of wall and base units, offering ample storage and worktop space, along with integrated appliances for a sleek, functional finish. A rear-facing window brings in natural light, while a door provides direct access to the garden—perfect for summer dining or entertaining. There's also plenty of room for a dining table, creating a warm and sociable space for everyday meals and family gatherings.

## First Floor

### Bedroom One

14' 7" MAX x 9' 4" MAX ( 4.45m MAX x 2.84m MAX )  
Bedroom One is a well-appointed double room featuring fitted wall and base units, complete with a built-in vanity area and overhead storage—ideal for keeping the space organised and clutter-free. The room is carpeted throughout for comfort and warmth, with a window to the front allowing in natural light. A central heating radiator ensures the room stays cosy year-round.

### Bedroom Two

9' 9" MAX x 8' 4" MAX ( 2.97m MAX x 2.54m MAX )  
Bedroom Two is a comfortable and neatly presented space, fully carpeted, rear-facing window allows for natural light and a central heating radiator.

### Bedroom Three

6' 3" MAX x 12' 8" MAX ( 1.91m MAX x 3.86m MAX )  
Window to the rear.

### Bedroom Four

6' 1" MAX x 8' 5" MAX ( 1.85m MAX x 2.57m MAX )  
Window to the front.

### Bathroom

The bathroom is stylishly finished and incorporates a modern three-piece suite, including a bathtub with shower facilities, a W/C, and a wash basin set within an integrated storage unit for added practicality. A rear-facing window provides natural light, while spotlights enhance the contemporary feel. The space is fully tiled on both the walls and flooring, offering a clean and low-maintenance finish.



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welcome to

## Ringway, Garforth Leeds

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- GARDEN TO THE REAR
- IDEAL FOR FAMILIES LOOKING TO UP-SIZE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111045 - 0007

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