

Helmsley Row | Garforth | LS25 2QL £585,000

Four Bedroom Executive Detached | Council Tax Band F | EPC Rating B

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* FOUR BEDROOM EXECUTIVE STYLE DETACHED RESIDENCE * SOLAR PANELS & EV CHARGER * OPEN PLAN KITCHEN, DINER & FAMILY ROOM * DOUBLE GARAGE & PARKING *

This immaculate four-bedroom executive style detached family home is offered for sale in Garforth. Having been built by Redrow house builders, the Welwyn design and part of the Heritage collection. The property provides well-planned accommodation suited to modern family living and located within a cul de sac location.

The ground floor features a large open-plan fitted kitchen and family room with dining space, with a range of built-in appliances and bi-fold doors opening onto the rear garden. A separate utility room adds practical convenience and storage and a separate ground floor WC - which is an essential for a growing family. The property also offers a good sized lounge with large windows, ensuring excellent natural light.

Upstairs, the master bedroom boasts an en-suite shower room and built-in wardrobes, plus plenty of room for a king size bed. There are two further double bedrooms and a generous single bedroom, giving flexible options for family, guests or home working. A family bathroom with shower over the bath, completes the first-floor layout. Externally, the property includes ample driveway parking which leads to an attached double garage with electric door. To the rear, there is a good-size landscaped enclosed rear garden with patio seating area and lawn, ideal for outdoor dining, relaxing and play.

Garforth offers a range of local amenities, including shops, cafés and services along Main Street, as well as several well-regarded primary and secondary schools. Nearby parks and green spaces provide opportunities for walking and recreation. Public transport links are a particular advantage. Garforth has two railway stations: Garforth and East Garforth.

















Total area: approx. 165.8 sq. metres (1784.4 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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