

Mike
Dobson



16 Springbank Crescent
Garforth, Leeds, LS25 1DE

£335,000

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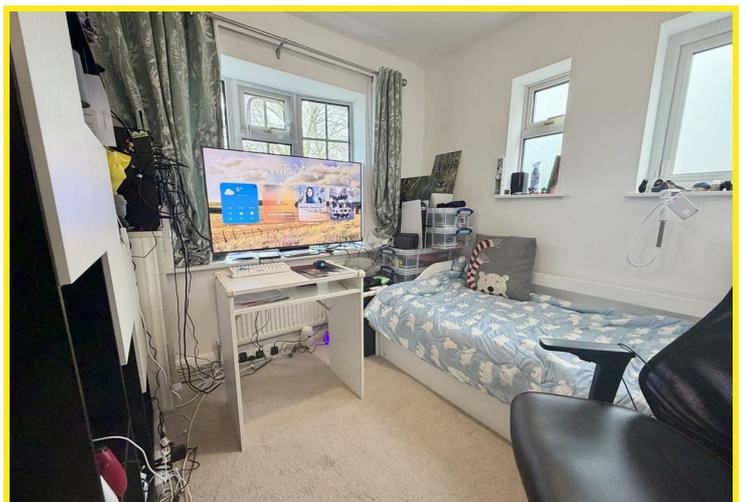
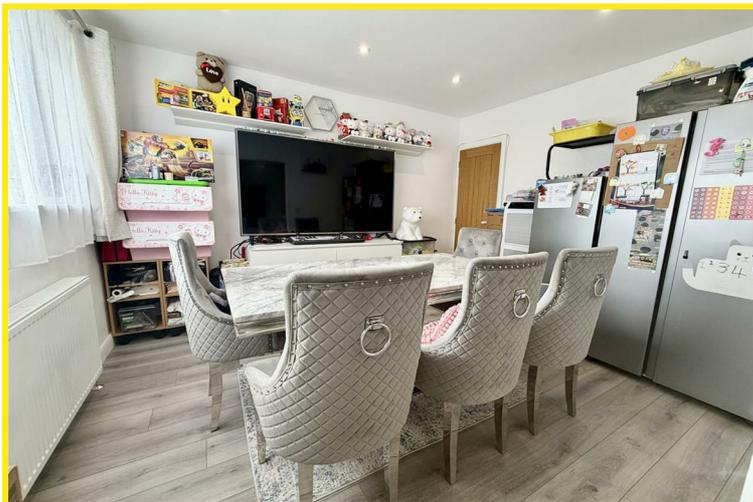
Nestled on the desirable Springbank Crescent in Garforth, Leeds, this spacious semi-detached house offers an ideal family home. With four well-proportioned bedrooms and two bathrooms, this property has been thoughtfully transformed to meet the needs of modern living.

Upon entering, you are greeted by a welcoming entrance hallway that leads to an inner hallway. Here, you will find a large kitchen that seamlessly connects to a separate dining area, perfect for family meals and entertaining guests. The lounge provides a comfortable space to relax, while a ground floor bedroom and bathroom along with a separate WC add to the convenience of this layout.

Venturing to the first floor, you will discover three additional bedrooms, each offering ample space and natural light, along with a shower room that serves the upper level. The property benefits from PVCu double glazed windows and gas central heating, ensuring warmth and comfort throughout the year.

Externally, the home boasts gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer gatherings. A driveway offers off-road parking and leads to a detached garage, adding further convenience.

Springbank Crescent is ideally situated for those who commute, with easy access to the motorway network. Additionally, Garforth's Main Street is just a short distance away, offering a variety of local amenities and a train station for further travel options. This property truly represents a wonderful opportunity for families seeking a blend of comfort, space, and accessibility in a vibrant community.

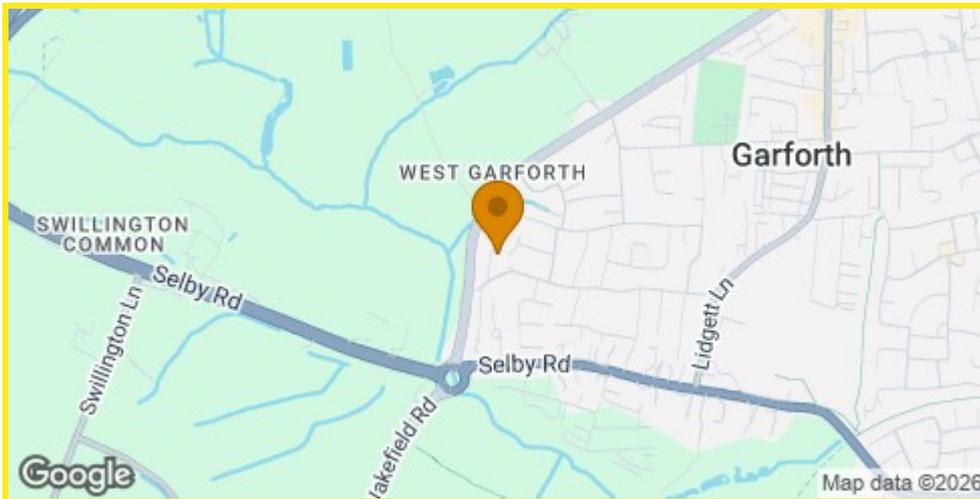




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(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 on to Wakefield Road in to Garforth at the 'Old George' roundabout and proceed ahead. Take the first turn right on to Ringway and then first left on to Springbank Crescent.

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