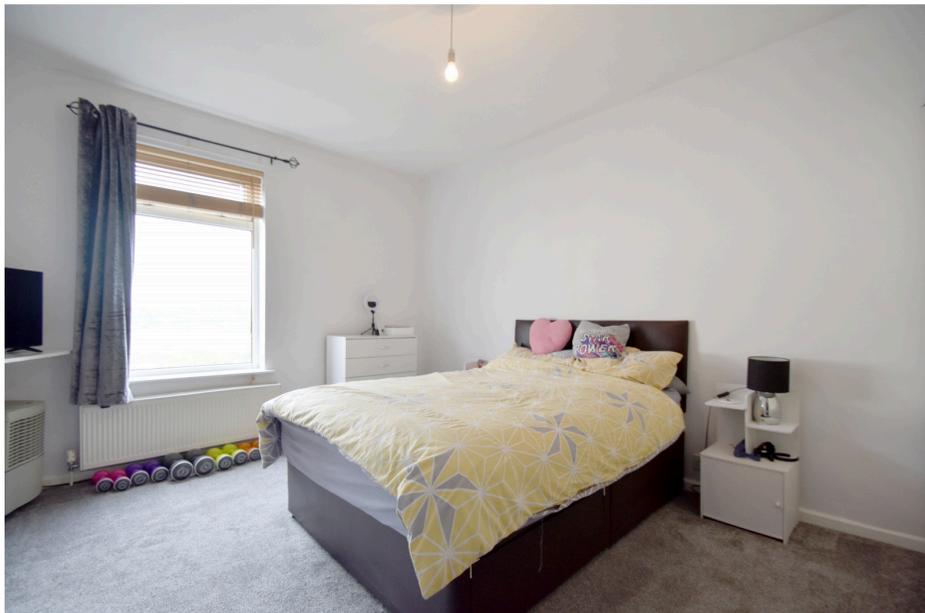




 **2**
Bedrooms

 **1**
Bathroom



This charming two-bedroom mid-terrace property is located in the heart of Garforth, Leeds. It features a modern kitchen, a spacious reception room, and a well-appointed bathroom. Situated close to the high street, this home offers convenient access to local amenities and transport links.

Located in the vibrant area of Garforth, this two-bedroom, one-bathroom mid-terrace house offers a comfortable and practical living space. The property is situated at Salem Place, Garforth, Leeds, LS25, placing it in a prime location close to the high street and its array of shops, cafes, and essential services.

The entrance leads into a welcoming reception room, which is spacious and ideal for relaxation or entertaining guests. The room is neutrally decorated, providing a blank canvas for personal touches. Adjacent to the reception area is the modern kitchen, equipped with contemporary appliances including a gas hob, oven, and ample storage space. The kitchen's sleek design and functionality make it a practical space for cooking.

Upstairs, the property boasts two well-sized bedrooms. The master bedroom is bright and airy, offering plenty of space for a double bed and additional furniture. The second bedroom, though smaller, is perfect for use as a single bedroom or home office. The bathroom is fitted with a white suite, including a bathtub with an overhead shower, providing a clean and modern feel. The property includes a cellar for useful storage space.

The property does not include a garden but has parking available outside the property. Its central location ensures easy access to public transport and local amenities. Garforth railway station is within walking distance, offering regular services to Leeds and beyond, making it ideal for commuters.

Properties in this location do not come up very often so contact Tudor Sales and Lettings to book your viewing today!

Kitchen *1.67m x 4.39m (5' 6" x 14' 5")*

Modern kitchen with a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan over, sink with mixer tap and space for washing machine and fridge freezer. There is also a dishwasher and centrally heated radiator as well as double glazed window.

Living Room *4.39m x 3.56m (14' 5" x 11' 8")*

Generously proportioned living room with feature fireplace and mantelpiece surround. Double glazed window and centrally heated radiator.

Bedroom 1 *4.36m x 3.56m (14' 4" x 11' 8")*

Double bedroom with centrally heated radiator and double glazed window

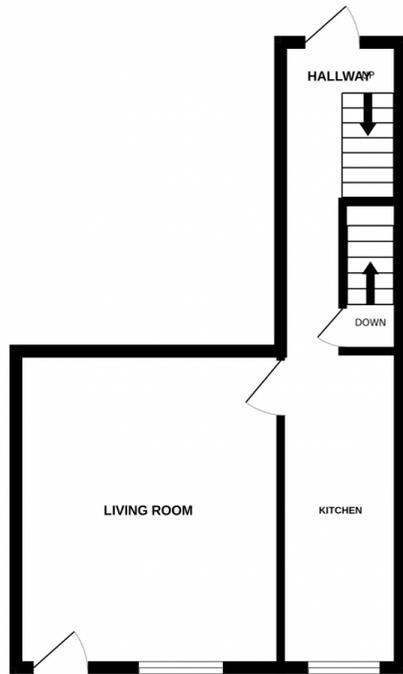
Bedroom 2 *3.20m x 1.67m (10' 6" x 5' 6")*

Single bedroom with centrally heated radiator and double glazed window.

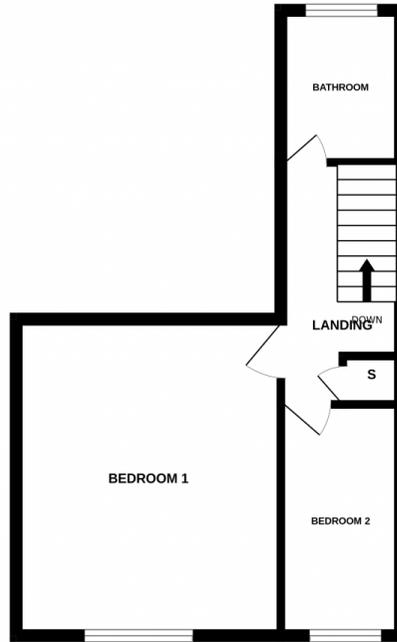
Bathroom *1.67m x 2.10m (5' 6" x 6' 11")*

Fitted bathroom with white three piece suite comprising of bath with shower screen and shower over, WC and hand basin.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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