



Salem Place | Garforth | LS251AL

Two Bedroom End Terrace | Council Tax Band A | EPC Rating D

Offers Over
£160,000

Emsleys | estate agents

* TWO BEDROOM END TERRACED PROPERTY * DINING KITCHEN * TWO DOUBLE BEDROOMS * SMALL CELLAR * OFF ROAD PARKING FOR ONE *

Deeply deceptive two-bedroom end of terrace house, conveniently located within a short walking distance of the local amenities and transport links - Garforth train station and motorway link road.

The ground floor features a good sized kitchen with dining space, providing room for everyday meals and informal entertaining, cosy lounge and steps down the small cellar/basement. Upstairs, the property provides two double bedrooms, including a master bedroom, along with a bathroom fitted with a shower over the bath. There is also an enclosed yard to the rear, offering an outdoor area for seating or low-maintenance gardening, complemented by parking for one car.

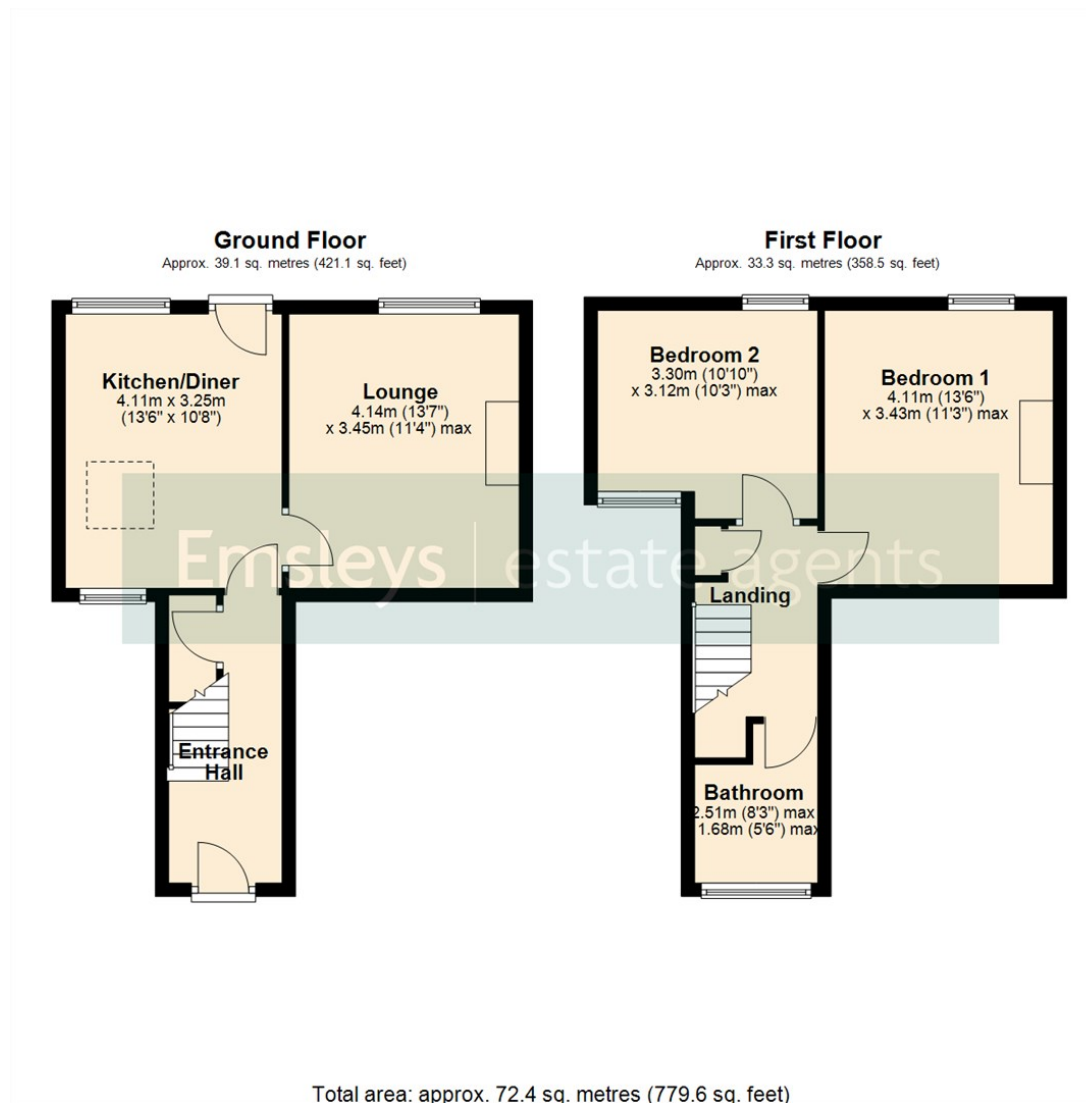
The house is well positioned for Garforth's facilities, with a range of shops, cafés and services available in and around Garforth Main Street. The area offers access to local parks and green spaces, including Garforth's playing fields and nearby countryside walks.

Public transport links are a key advantage. Garforth Railway Station offers regular services to Leeds (around 15 minutes by train), York (around 20–25 minutes) and other West Yorkshire destinations, making the property suitable for those commuting into the city or beyond. Local bus services connect Garforth with surrounding neighbourhoods and Leeds city centre.

Road connections are also strong, with the A1(M) and M1 accessible by car, providing routes towards Leeds, York, Wakefield and further afield. Local schooling options are available within Garforth, with primary and secondary schools located in the town and surrounding area.







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.

6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents