Mike Dobson







2 Cedar Ridge

Garforth, Leeds, LS25 2PF

£525,000

2 Cedar Ridge

Nestled in the highly desirable Cedar Ridge area of Garforth, Leeds, this impressive detached family home offers an exceptional blend of space, flexibility, and modern living. With no onward chain, it is ready for immediate occupation.

Thoughtfully designed for contemporary family life, the property boasts five well-proportioned bedrooms, including four doubles and a single. Of particular note are the two principal bedrooms, both benefitting from their own en-suite facilities, creating comfortable and private retreats. A separate family bathroom serves the remaining bedrooms, ensuring convenience for busy households.

The ground floor provides an abundance of versatile living space, ideal for both everyday family life and entertaining. A generous lounge flows through to the dining room, which in turn opens into a bright and airy conservatory, allowing natural light to flood the home and creating a wonderful social hub. The well-equipped kitchen/diner features fitted units and an integrated dishwasher, complemented by a separate utility room with space for laundry appliances.

A standout feature of this home is the superbly converted double garage, now offering a fully self-contained annexe. Complete with its own open-plan living area, kitchen, bedroom, and en-suite shower room, this incredibly flexible space is perfect for older family members seeking independence, teenagers wanting their own space, visiting guests, or even as a quiet and private home office.

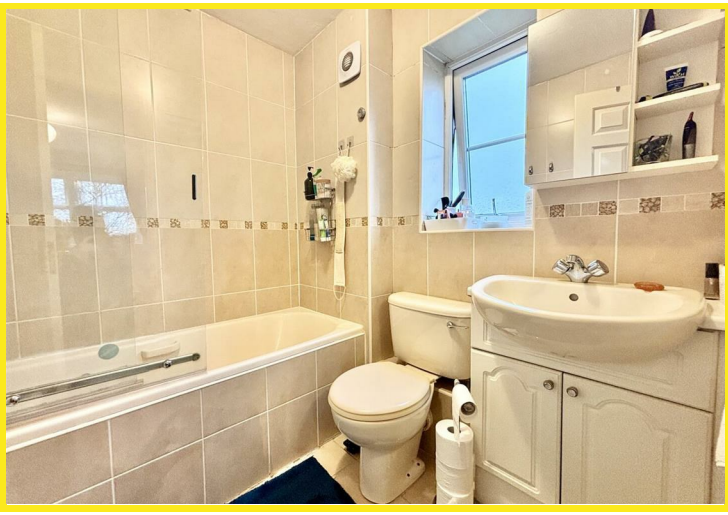
Externally, the property offers off-road parking for two cars to the front, while the private and enclosed rear garden provides a ???ul mix of patio seating area, lawn, and decorative borders—ideal for relaxing or entertaining outdoors.

Combining generous living accommodation, versatile spaces, and a sought-after location with excellent access to local amenities, schools, and transport links, this is a rare opportunity to secure a truly adaptable and spacious family home.









Garforth, Leeds, LS25 2PF





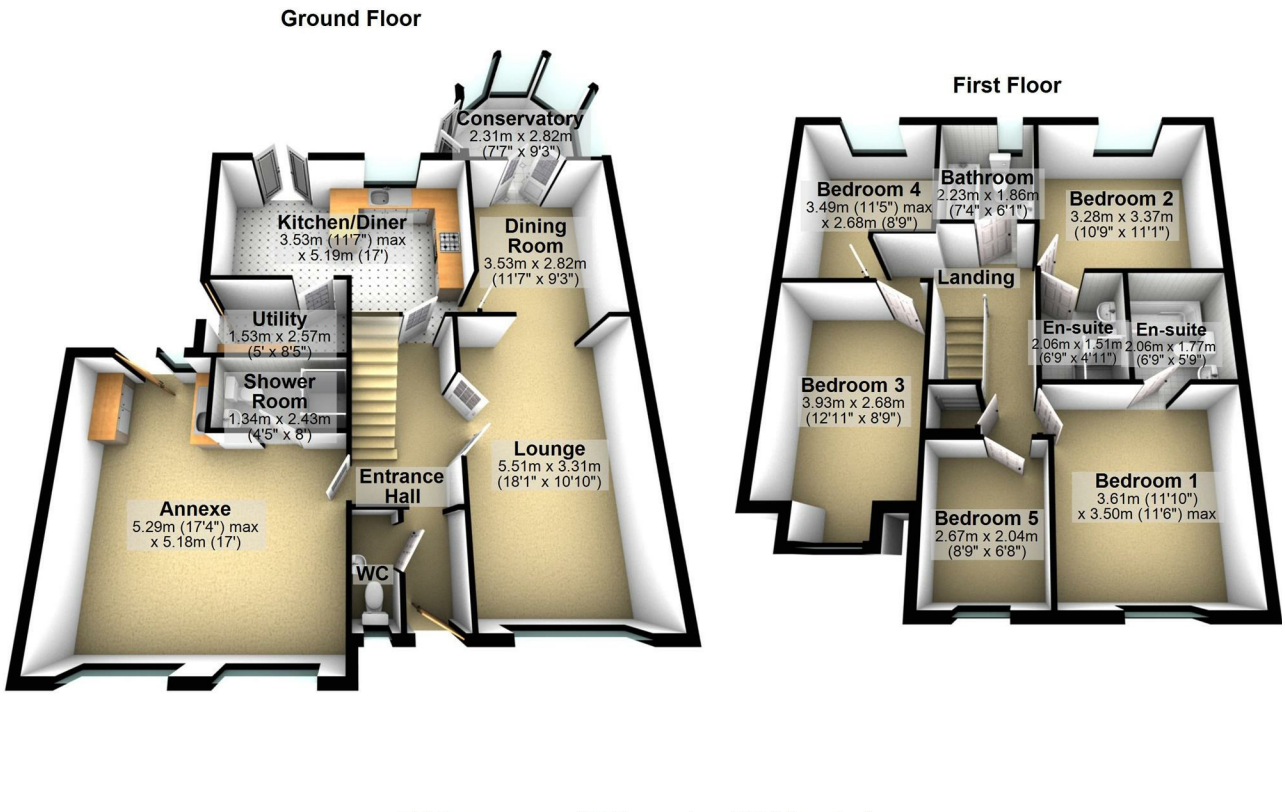






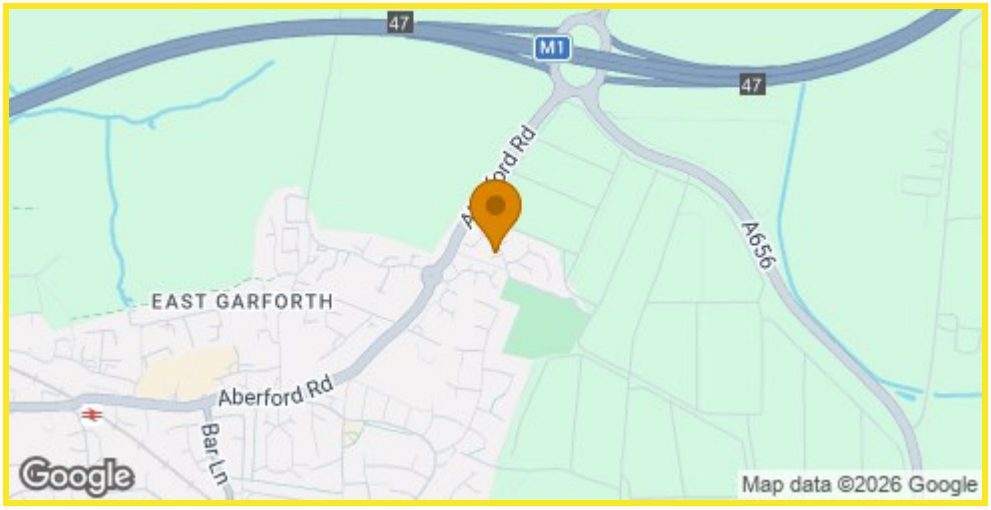


Floor Plan

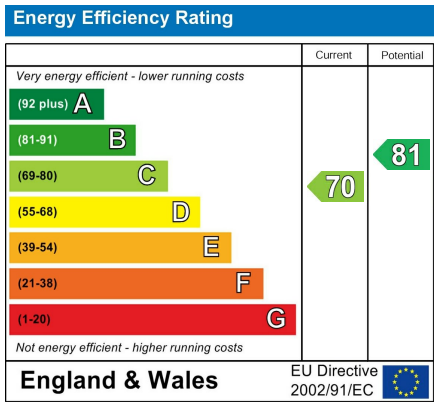


Total area: approx. 166.7 sq. metres (1794.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. Follow Aberford Road and having passed the roundabout at the top of Isabella Road take the first turning off on the right hand side on to Cedar Ridge, where the property can be found immediately on your right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ
Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk