Stoneacre Properties







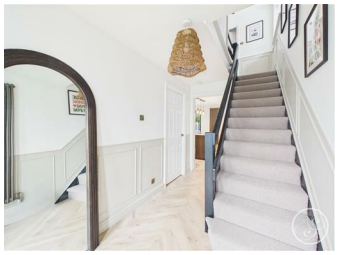


Elder Garth, Leeds, LS25 2JT

£300,000

Stunning modern semi-detached house that is is an exceptional find for a family or professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a warm welcome, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the contemporary kitchen/diner, which features integrated appliances, making meal preparation a delight. This space is ideal for family gatherings or casual dining. The modern bathroom complements the property beautifully, offering a stylish and functional area for daily routines. One of the standout features of this home is the spacious garden, which backs onto woodland, providing a peaceful retreat for outdoor activities or simply enjoying nature. The driveway and garage add convenience, ensuring that parking is never a concern. Located just a short distance from East Garforth train station, this property offers excellent transport links for commuters. Additionally, the easy access to Garforth's main street means that local amenities, shops, and services are within reach. Families will appreciate the good school catchments in the area, making this home an ideal choice for those with children. In summary, this modern three-bedroom semi-detached house in Elder Garth is a perfect blend of comfort, convenience, and style, making it a wonderful opportunity for anyone looking to settle in this desirable part of Leeds.

Entrance Hall

Inviting entrance hall with modern wall panelling. Door to front. Staircase leading to first floor. Tall central heating radiator.

Lounge




To the front is a double glazed window. Central heating radiator.

Kitchen/Diner





This beautiful kitchen is fitted with a range of modern wall and base units with work surfaces over incorporating an island and sink and drainer unit. Built in appliances include fridge/freezer, washer/dryer and dishwasher. In addition there is an electric over and hob with rising extractor fan. Space for dining table and access into the rear garden.

First Floor Landing



To the side is a double glazed window. Access into loft.

Bedroom One




To the front is a double glazed window. Central heating radiator.

Bedroom Two




To the rear is a double glazed window. Central heating radiator. Built in storage cupboard.

Bedroom Three



To the front is a double glazed window. Central heating radiator. Built in storage.

Bathroom




Fitted with a modern suite comprising: bath with shower over, vanity wash hand basin and wc. In addition there is modern tiling, heated towel rail and a double glazed window.

External





To the front is a lawned garden. To the side is a driveway. The rear garden is perfect for entertaining. It is low maintenance with Astro turf and backs onto woodland.

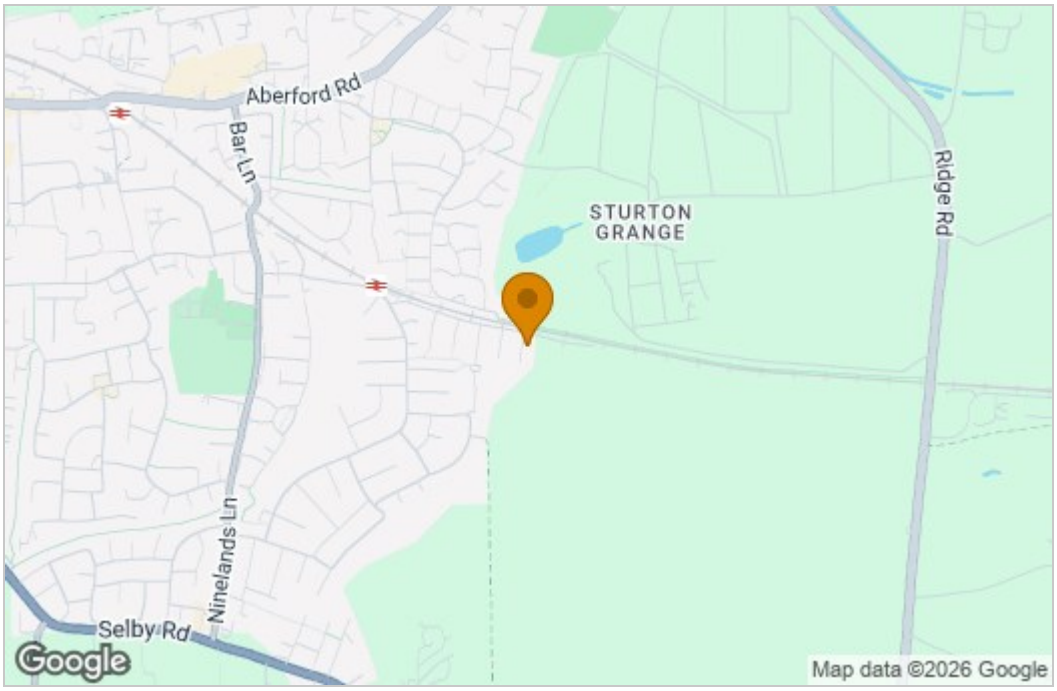
Garage

Power.

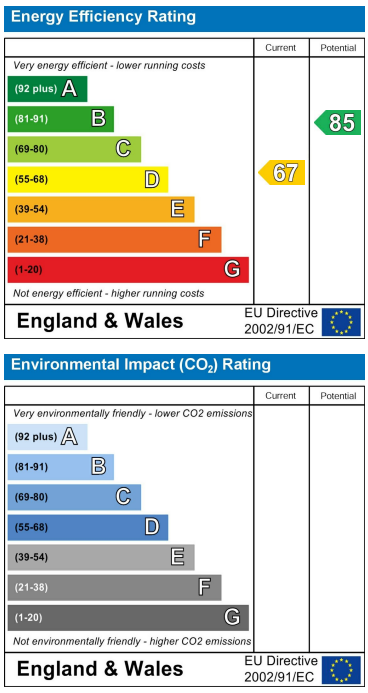
Floor Plan



Area Map



Energy Efficiency Graph



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1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk

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