Mike Dobson







2 Greenacre Court

Garforth, Leeds, LS25 2PE

Guide Price £485,000

2 Greenacre Court

Nestled in the tranquil cul-de-sac of Greenacre Court in Garforth, Leeds, this impressive extended detached house offers a perfect blend of space and comfort for family living. With five well-proportioned bedrooms, this property is ideal for those seeking a generous home in a sought-after area.

Upon entering, you are greeted by a welcoming porch that leads into two spacious reception rooms, one of which has been thoughtfully converted from the garage, providing a versatile space that can serve as a second lounge or utility area. The kitchen is equipped with an integrated five-ring gas hob, electric oven, and fridge freezer, making it a delight for any culinary enthusiast. The adjoining orangery bathes the space in natural light, creating a warm and inviting atmosphere.

The property boasts two bathrooms, including a second shower room and a dressing area, ensuring convenience for busy family life. The 3rd bedroom features fitted wardrobes, providing ample storage, while all bedrooms are of good size, accommodating family members or guests comfortably.

Outside, the private rear garden is a south facing true sanctuary, featuring a patio area perfect for al fresco dining, alongside a lawned area adorned with shrubs and plants, ideal for relaxation or play. The driveway offers ample parking for multiple vehicles, enhancing the practicality of this wonderful home.

Additional features include a loft that has been boarded and equipped with power and a ladder, providing extra storage options. The boiler has been serviced yearly, ensuring peace of mind for the new owners. With excellent transport links nearby, this property is not only a beautiful home but also a convenient one. This is a rare opportunity to acquire a delightful family residence in a desirable location.









Garforth, Leeds, LS25 2PE





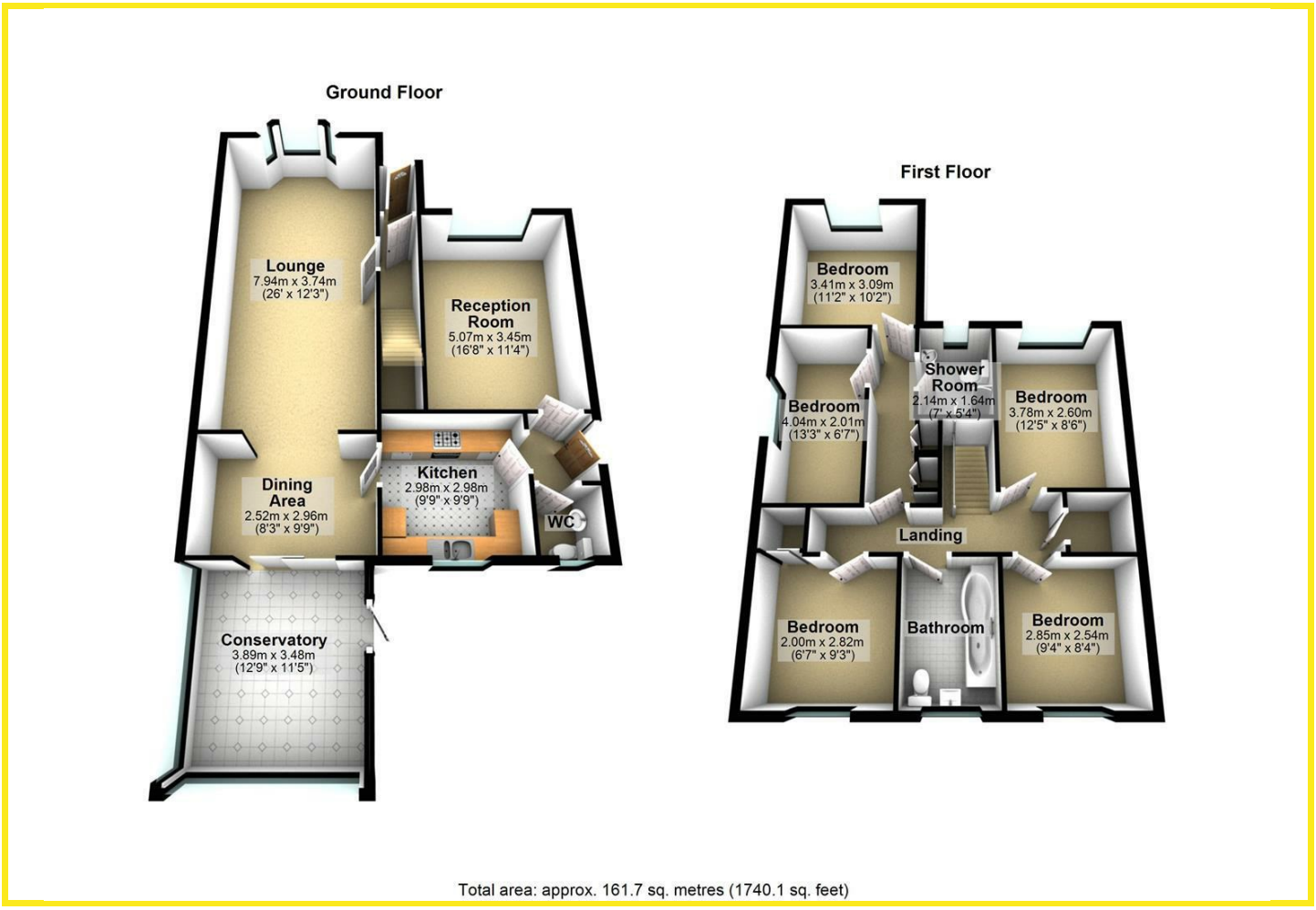






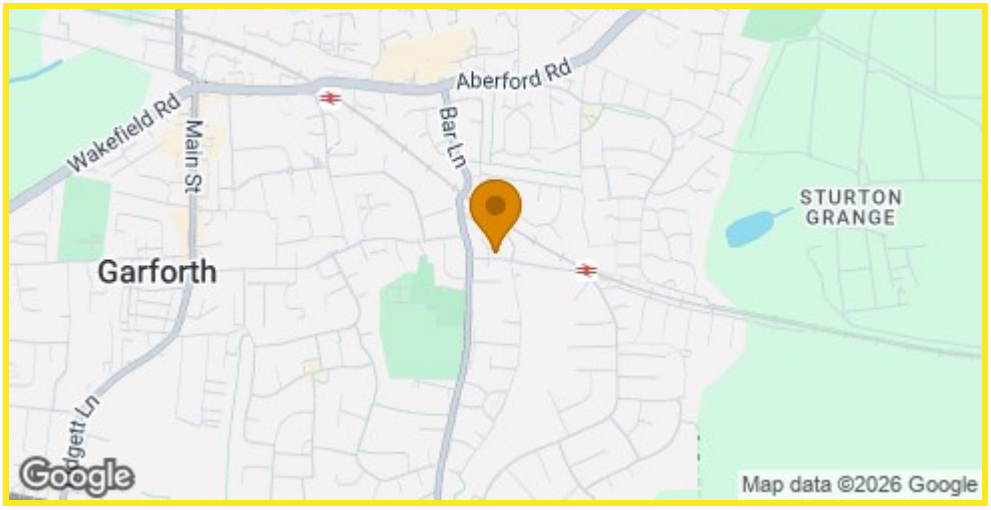


Floor Plan

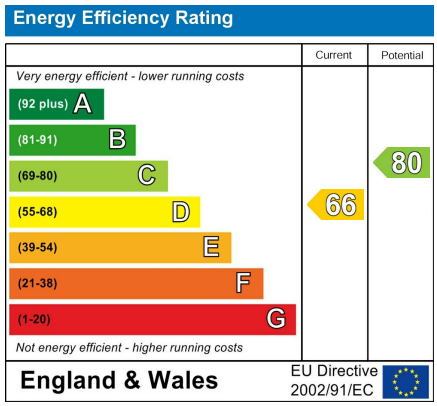


Total area: approx. 161.7 sq. metres (1740.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Garforth Main Street turn onto Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. Turn right on to Ninelands Lane. Take the immediate left turning onto Green Lane. Greenacre Court is then the first turning off Green Lane on the left hand side. Once on Greenacre Court the property can be found on the right hand side tucked away on a private driveway.

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