Mike Dobson







19 Hillside

Garforth, Leeds, LS25 2JJ

£380,000

19 Hillside

Situated in the desirable area of Hillside, Garforth, Leeds, this superb semi-detached house offers a perfect blend of modern living, comfort and practicality.

The property boasts four well-proportioned bedrooms, including three double bedrooms and one single bedroom. The master bedroom benefits from a modern ensuite and fitted wardrobes, while a second double bedroom also features fitted wardrobes. The single bedroom has a useful storage cupboard.

The heart of the home is the expansive open-plan kitchen and dining area, featuring integrated appliances, a range cooker and a designated space for an American-style fridge freezer, complete with a cold water supply. A convenient downstairs WC adds to the practicality of the layout.

The property also benefits from two inviting reception rooms, with the lounge featuring a gas fireplace, creating a warm and welcoming space for relaxation and entertaining. The second reception room enjoys French doors opening directly onto the rear garden, creating a seamless indoor-outdoor living experience and providing an ideal space for entertaining or relaxing while enjoying views if the garden.

An integral garage provides direct access to the house and includes a useful utility area with hot and cold water supplies, plumbing for a washing machine and additional workshop/storage space.

Outside the property benefits from a south facing rear garden offering a sunny space with patio and decked areas, perfect for outdoor dining and entertaining. The garden also features an outside tap, electrical point, lighting and a shed for storage.

To the front on the property there is a large driveway providing parking for multiple cars. The home is equipped with a Worcester Bosch combi boiler which is approx 4 years old. The loft space is boarded with a pull down ladder providing additional storage and potential for further development.

The spacious family home combines generous living, close to excellent schools and local amenities.









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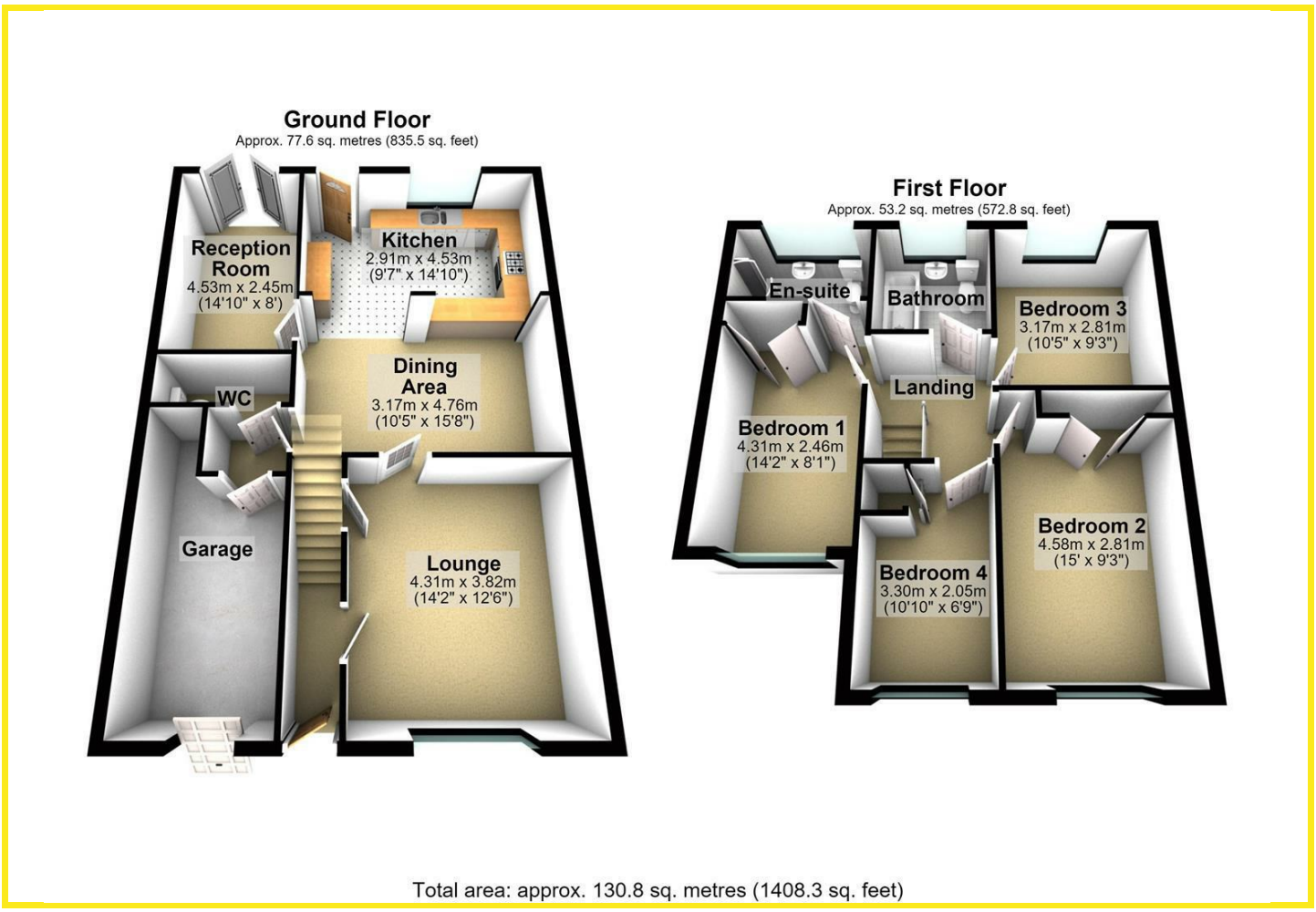




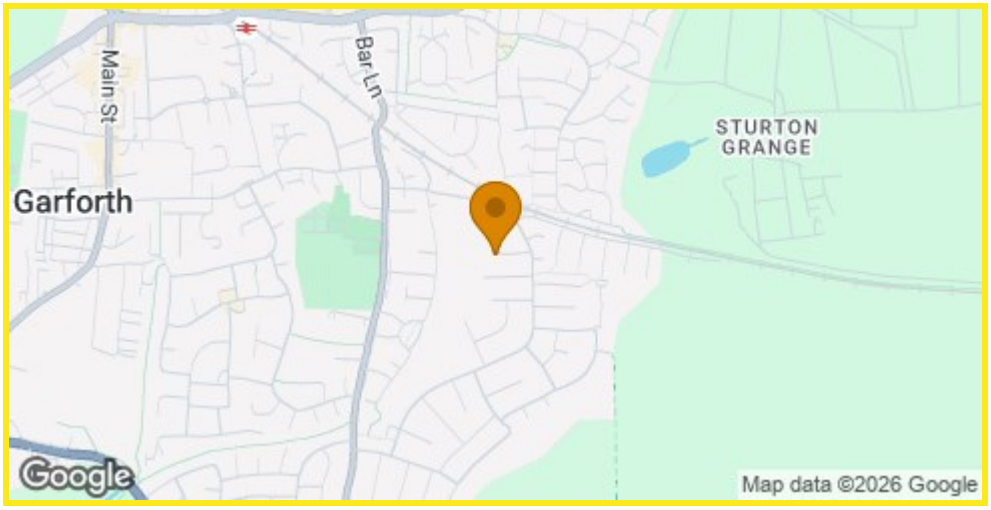




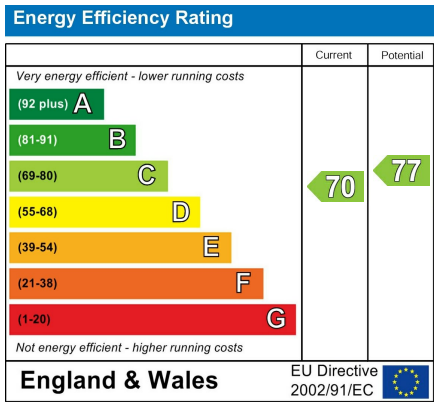
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. From Ninelands Lane take the second turn off on the right onto Hazelwood Avenue and then first left onto Fairburn Drive. Follow Fairburn Drive and Hillside is the fourth turn off on the left hand side. Alternatively from Garforth Main Street turn onto Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. Turn right and then immediately left onto Green Lane. Bear right onto Fairburn Drive and Hillside is the second turn off Fairburn Drive on the right hand side.

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