



 4  
Bedrooms

 2  
Bathrooms

Tenure :  
Freehold







Presenting an exceptional opportunity, this five-bedroom detached home on Lindsay Road in the highly sought-after area of Garforth is now available for sale with no onward chain. With spacious rooms and vast potential, this property offers a versatile and functional layout.

Upon entering the ground floor, you are greeted by an inviting entrance hallway, a convenient WC/cloakroom, a comfortable lounge, a light and airy conservatory, a well-appointed kitchen, and a utility room. Additionally, there's a dining room that provides access to an office/study and the fourth bedroom via a secondary staircase.

Moving to the first floor, you'll discover three bedrooms and a shower room. The property is equipped with double-glazed windows and efficient gas central heating, ensuring year-round comfort.

Situated on a generous corner plot, this home offers ample outdoor space. The front of the property boasts a driveway with parking for multiple vehicles, leading to a garage. In the rear, you'll find a meticulously maintained garden with a charming patio and lush lawned areas.

Lindsay Road enjoys close proximity to Garforth High Street, providing access to a wide range of amenities. It's also conveniently located near Garforth Train Station and the National Motorway Network, making it an ideal residence for commuters.

For additional information or to arrange a viewing, please contact our office at 0113 282 3056. Don't miss out on this fantastic opportunity!

### **Kitchen**

Fitted with a range of wall and base units. Laminated worktops. Integrated double oven. Has hob, extractor hood and a tiled splashback. Other integrated appliances include a fridge freezer and a dishwasher. Double glazed window.

### **Utility Room**

Wall and base units. Laminated worktop. Storage cupboard. Tiled flooring. Plumbing for washing machine.

### **Lounge**

With feature electric fire and marble surround. Double glazed window. Central heating radiator. Coving to ceiling.

### **Dining Room**

Double glazed windows. Central heating radiator. Coving to ceiling.

### **Conservatory**

Tiled flooring. Double glazed sliding doors. Double glazed windows.

### **WC / Cloaks**

Tiled flooring and walls. Heated towel rail. WC. Vanity unit. Double glazed window.

### **Bedroom 1**

Mirrored wardorbes. Double glazed window. Central heating radiator. Coving to ceiling.

### **Bedroom 2**

Fitted wardrobes. Central heating radiator. Coving to ceiling. Double glazed window.

### **Bedroom 3**

Double glazed window and a central heating radiator.

**Shower Room**

Tiled shower cubicle. WC. Hand wash basin. Base units. Double glazed window. Central heating radiator.

**Bedroom 4**

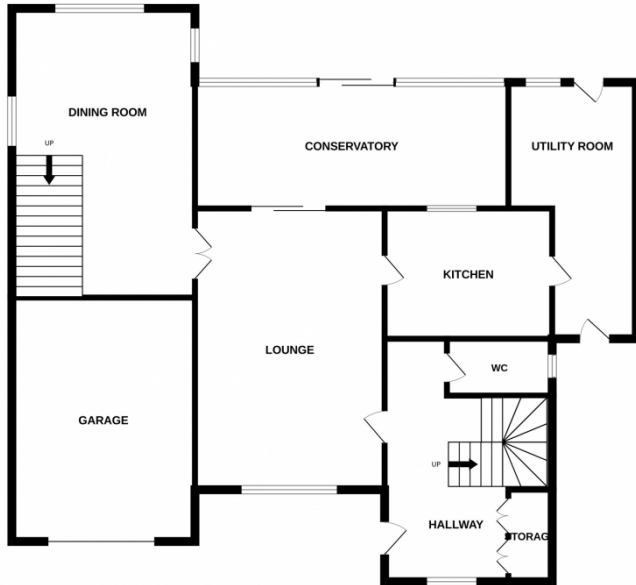
Fitted wardrobe. Central heating radiator. Double glazed window.

**Office / Study**

Double glazed windows. Central heating radiator.

Offers in excess of £400,000  
Lindsay Road, Garforth

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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