

Mike  
**Dobson**



**14 Station Fields**

Garforth, Leeds, LS25 1PS

**£200,000**

# 14 Station Fields

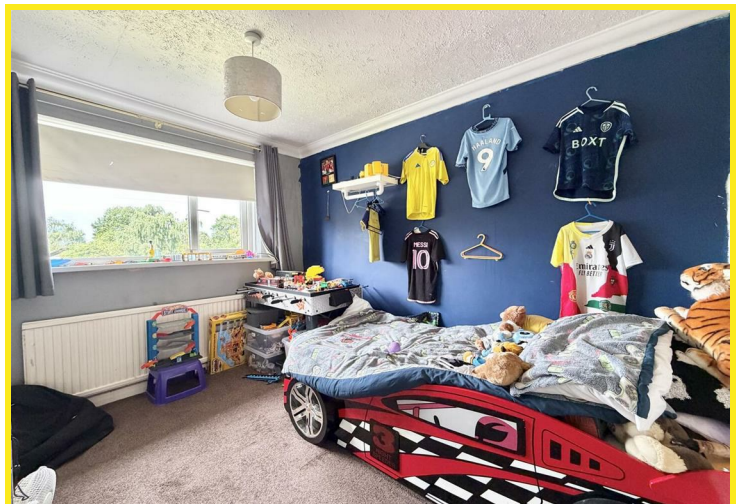
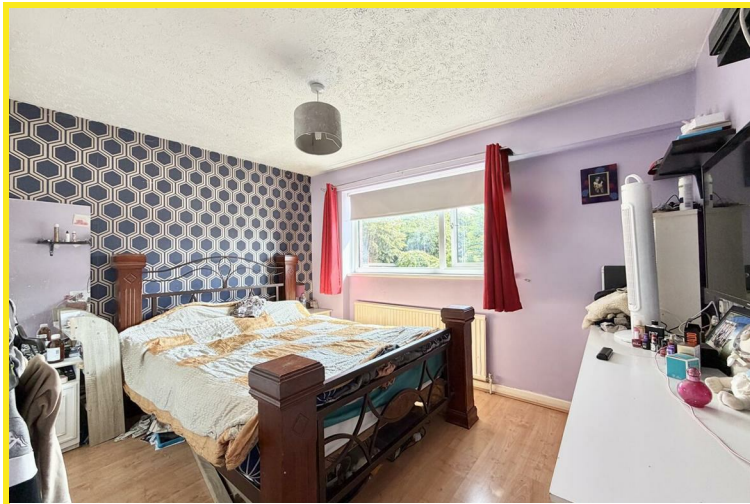
Chain Free! Located in the desirable Station Fields area of Garforth, Leeds, this charming mid-terrace house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, including two spacious doubles and a comfortable single, making it ideal for a variety of living arrangements.

Upon entering, you are welcomed by a convenient entrance porch that leads into a generous lounge, perfect for relaxation and entertaining. The separate dining room, enhanced by sliding doors, seamlessly connects to the rear garden, allowing for an indoor-outdoor living experience. The fitted kitchen is both functional and stylish, equipped with modern amenities to cater to your culinary needs.

The bathroom is thoughtfully designed, featuring a white suite that includes a corner bath with a shower over, as well as a separate shower cubicle, ensuring convenience for busy mornings. The property is further enhanced by an Ideal Logic combi boiler, providing efficient heating and hot water.

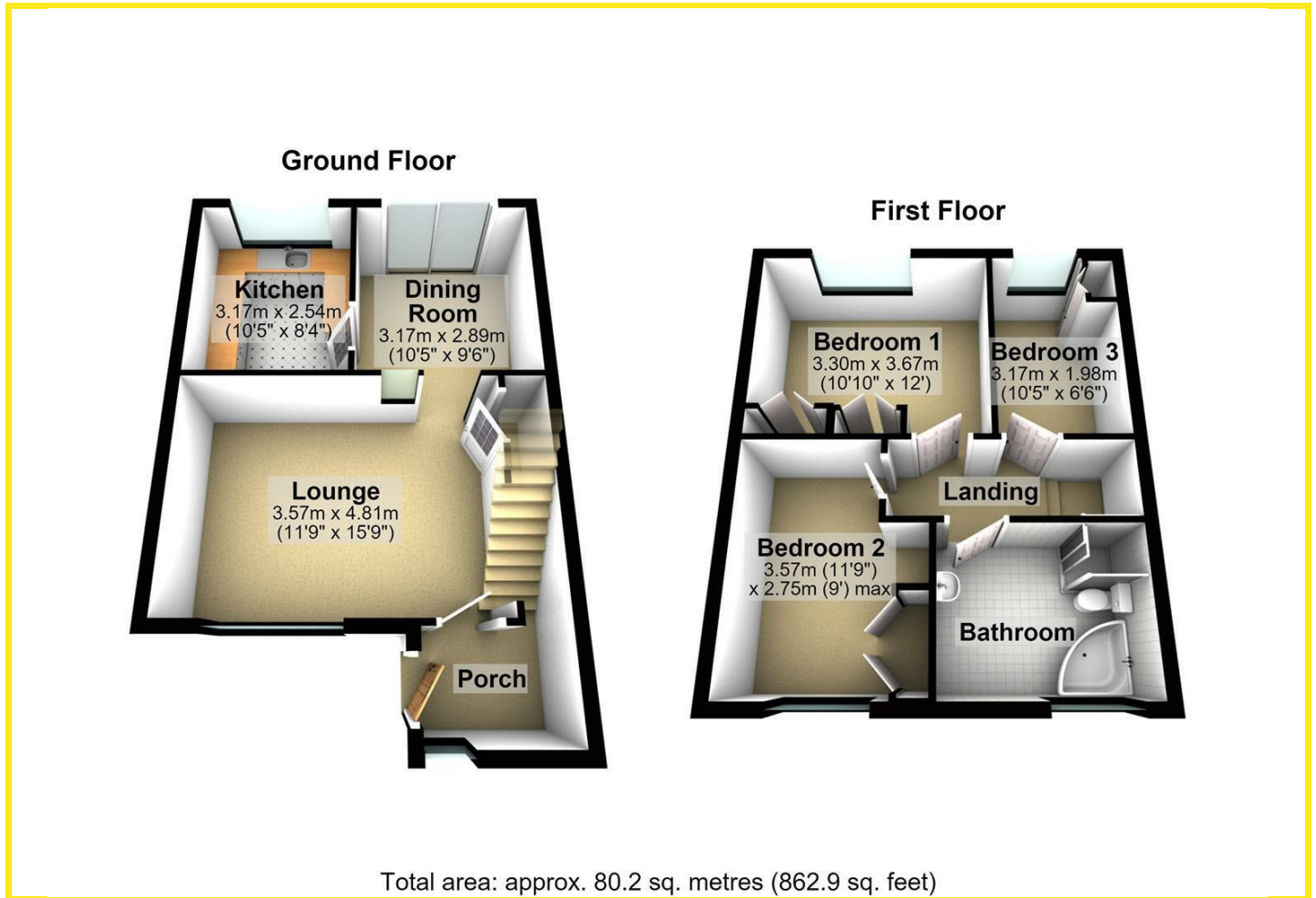
Outside, the rear garden offers a patio area and a lawn, ideal for children to play or for hosting summer gatherings. The front garden is equally appealing, adorned with established shrubs and a well-kept lawn, adding to the property's curb appeal. Additionally, a single garage provides valuable storage or parking space.

Situated in a sought-after area, this home is conveniently located near excellent schools and transport links, making it an ideal choice for families and commuters. This property combines comfort, practicality, and a prime location, making it a must-see for anyone looking to settle in Garforth.

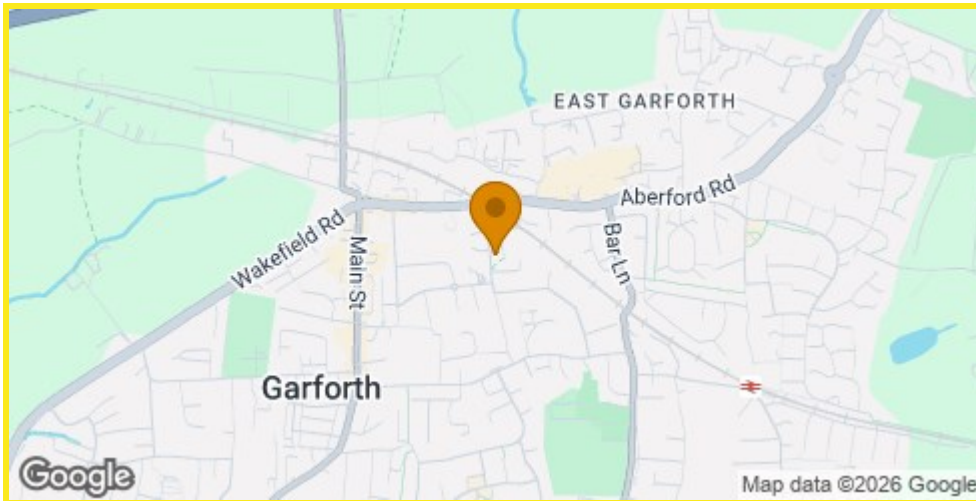




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Garforth Office, turn right up Main Street. At the top of Main Street, turn right at the traffic lights. Once on Aberford Road, take the slip road onto Station Fields where the property can be found on the left hand side of the road.

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