



**17 Brunswick Gardens**

Garforth, Leeds, LS25 1HF

**£350,000**

# 17 Brunswick Gardens

**NO CHAIN!!!!!!** Ideally located in the tranquil cul-de-sac of Brunswick Gardens in Garforth, Leeds, this extended semi-detached house offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, including three spacious doubles and a single, this home is ideal for families seeking both space and convenience.

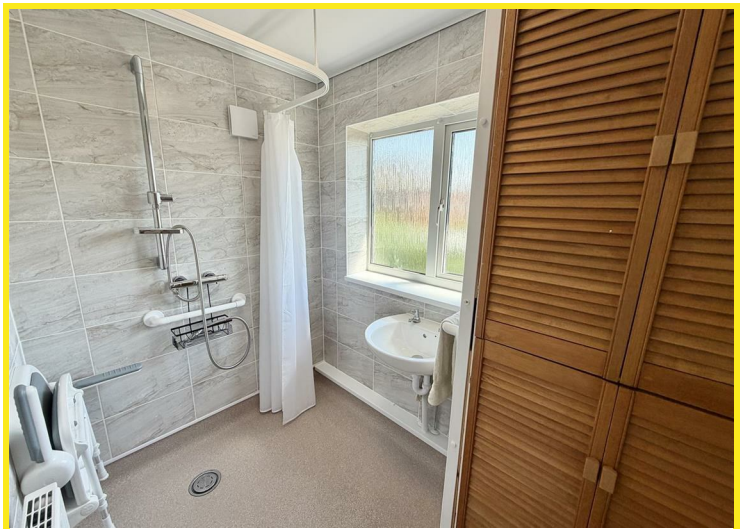
Upon entering, you are greeted by a large lounge featuring a charming bay window that fills the room with natural light. The heart of the home is undoubtedly the expansive kitchen, which boasts an integrated electric double oven, a gas hob, and a fridge freezer, making it a delight for any culinary enthusiast. The kitchen also includes a pantry cupboard for additional storage and flows into a separate dining room, complete with patio doors that lead to the garden, perfect for entertaining or enjoying family meals.

The property has been thoughtfully designed with a recently renovated wet room and a separate WC, ensuring practicality for everyday living. The loft space is boarded and equipped with ladders and power, providing ample storage or potential for further development.

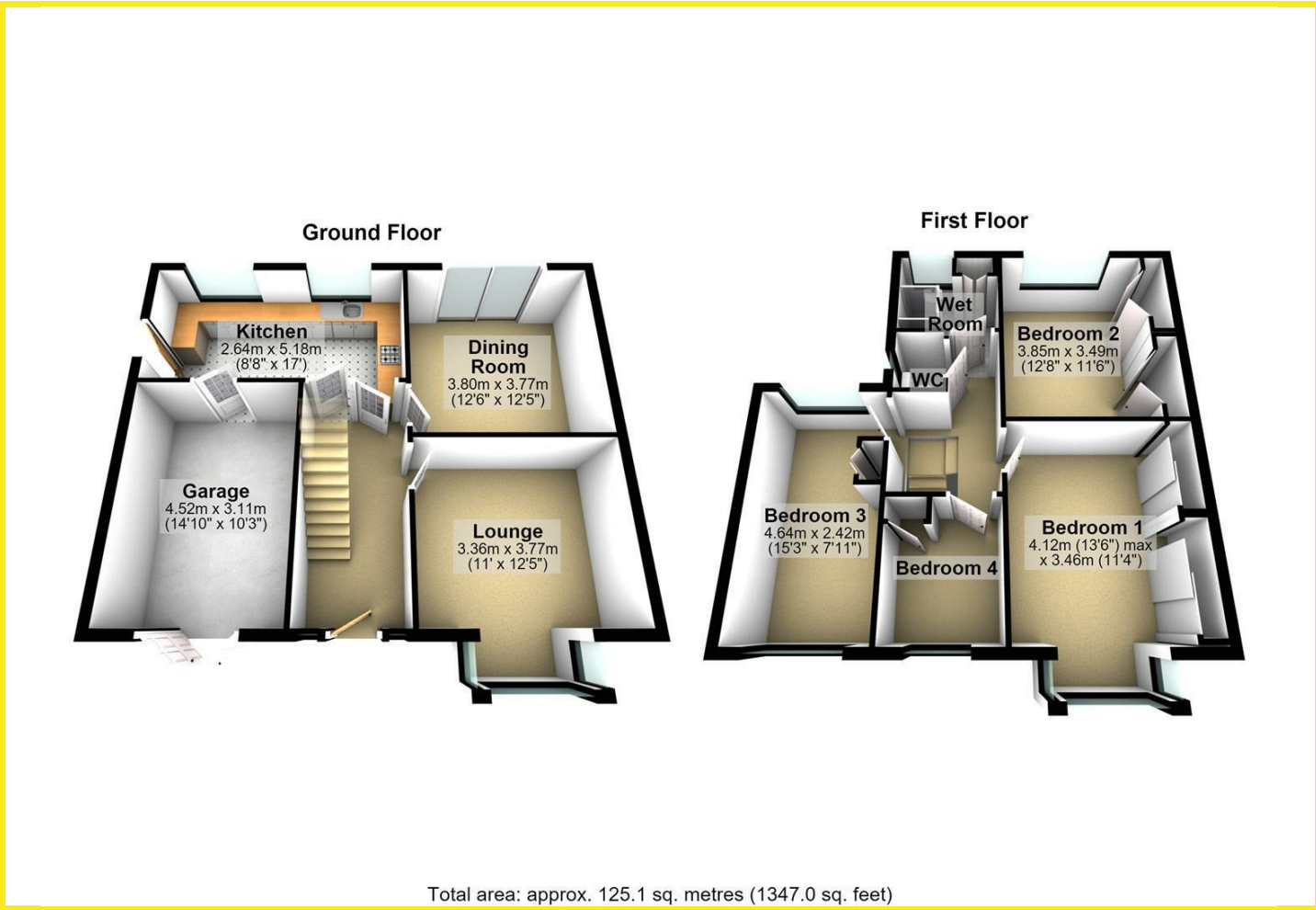
Outside, the low-maintenance front garden is adorned with shrubs and plants, while the rear garden offers a good-sized patio area and lawn, surrounded by trees and additional greenery, creating a peaceful outdoor retreat. The integral garage provides convenient access from the kitchen, and there is parking available for two cars.

This delightful home has a boiler which has been serviced yearly ensuring peace of mind for the new owners. With its ideal location and generous living spaces, this property is a wonderful opportunity for those looking to settle in a quiet yet accessible area of Leeds.





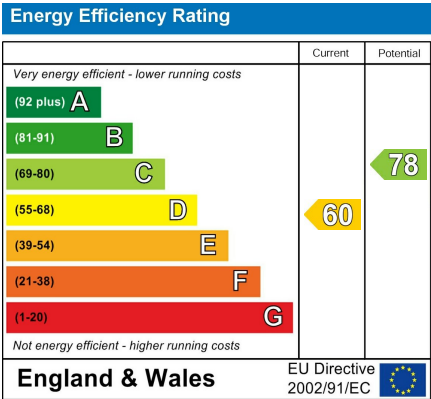
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From Garforth Main Street turn on to Church Lane by the Library. Follow Church Lane and take the first turning left, just beyond the cricket field, on to Pinfold Lane. Brunswick Gardens is the the first turning right off Pinfold Lane.

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