

Mike
Dobson



87 Meadow Road
Garforth, Leeds, LS25 2EN

£420,000

87 Meadow Road

Nestled in a desirable cul-de-sac on Meadow Road in Garforth, Leeds, this beautifully presented and extended three-bedroom detached house is a true gem. Ideal for families, the property is conveniently located near local schools and transport links, making it a perfect choice for those seeking both comfort and accessibility.

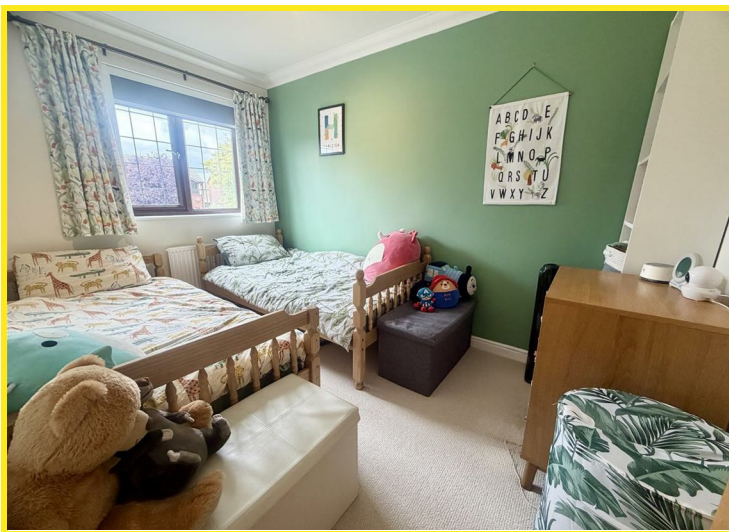
Upon entering, you are greeted by a welcoming front entrance hall that leads into a spacious lounge, seamlessly flowing into a dining area through an elegant archway. The heart of the home is undoubtedly the L-shaped, extended family living kitchen, which boasts a range of built-in appliances and features French doors that open up to a fully enclosed rear garden, perfect for entertaining or enjoying a quiet afternoon.

The ground floor also includes a convenient WC, while the first floor landing provides access to three generously sized double bedrooms. The main bedroom is particularly impressive, featuring fitted furniture and an en-suite shower room for added privacy. A re-fitted family bathroom completes the upper level, ensuring ample facilities for all.

Outside, the property offers off-road parking on a gravelled front area, leading to a single integral garage. The rear garden is a private oasis, featuring a paved seating area and an artificial lawn, ideal for low-maintenance outdoor living. Additionally, there is a study which is accessed externally from the garden, having been insulated, plastered, with new lighting and flooring and a window which can be opened and has direct connection to the internet.

With gas-fired central heating and PVCu double glazed windows throughout, this home combines modern comforts with a charming aesthetic. This property is not just a house; it is a wonderful place to create lasting memories. We invite you to view this exceptional home and discover all it has to offer.

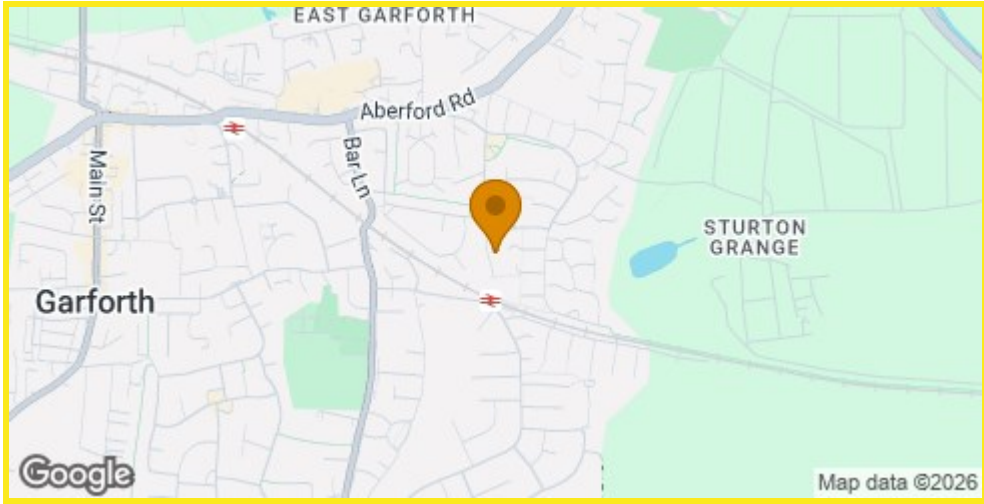




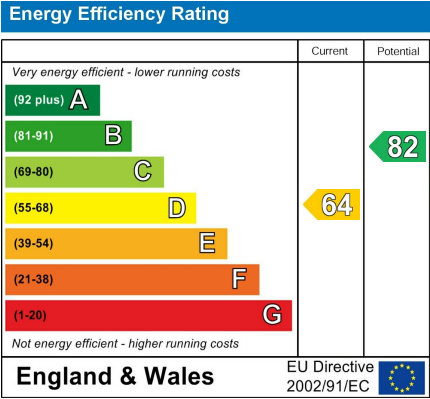
Floor Plan



Area Map



Energy Efficiency Graph



Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the third turning right on to Bar Lane. Take the first turning left off Bar Lane on to Montague Crescent. Meadow Road is then the first turning left off Montague Crescent.