Mike Dobson







2 Manley Court

Garforth, Leeds, LS25 2HY

£350,000

2 Manley Court

Perfectly situated in the highly sought-after Meadows estate of Garforth, Leeds, this superb extended semi-detached house offers a perfect blend of modern living and comfort. With no chain, this property is ready for you to move in and make it your own.

As you enter, you are greeted by a welcoming porch area that leads into a spacious open hallway. The heart of the home is the modern cream gloss fitted kitchen, which boasts integrated double ovens, a gas hob, and a fridge freezer, making it a delight for any cooking enthusiast. Adjacent to the kitchen is a convenient utility area, and the Worcester boiler, which is serviced annually, ensures peace of mind.

The expansive lounge/diner runs from the front to the back of the house, featuring a charming bay window that fills the space with natural light, as well as patio doors that open onto the rear garden. A downstairs shower room, complete with a walk-in shower and built-in storage, adds to the practicality of this home. The downstairs bedroom, equipped with a built-in cupboard, is perfect for guests or as a home office.

Upstairs, you will find two generously sized double bedrooms, both with built-in wardrobes. One of these bedrooms benefits from an ensuite bathroom, providing a private retreat.

Outside, the property boasts a large block-paved driveway leading to a single garage, alongside a lush green lawn and well-maintained shrubs. The private rear garden is a true highlight, featuring a decking area and patio, beautiful lawned area and plants, ideal for entertaining. Additionally, a shed with power has been creatively used as a bar and a separate potting shed, offering versatility for your hobbies.

Conveniently located close to local amenities and outstanding schools, this property is perfect for families and professionals alike. Do not miss the opportunity to view this exceptional home.









Garforth, Leeds, LS25 2HY





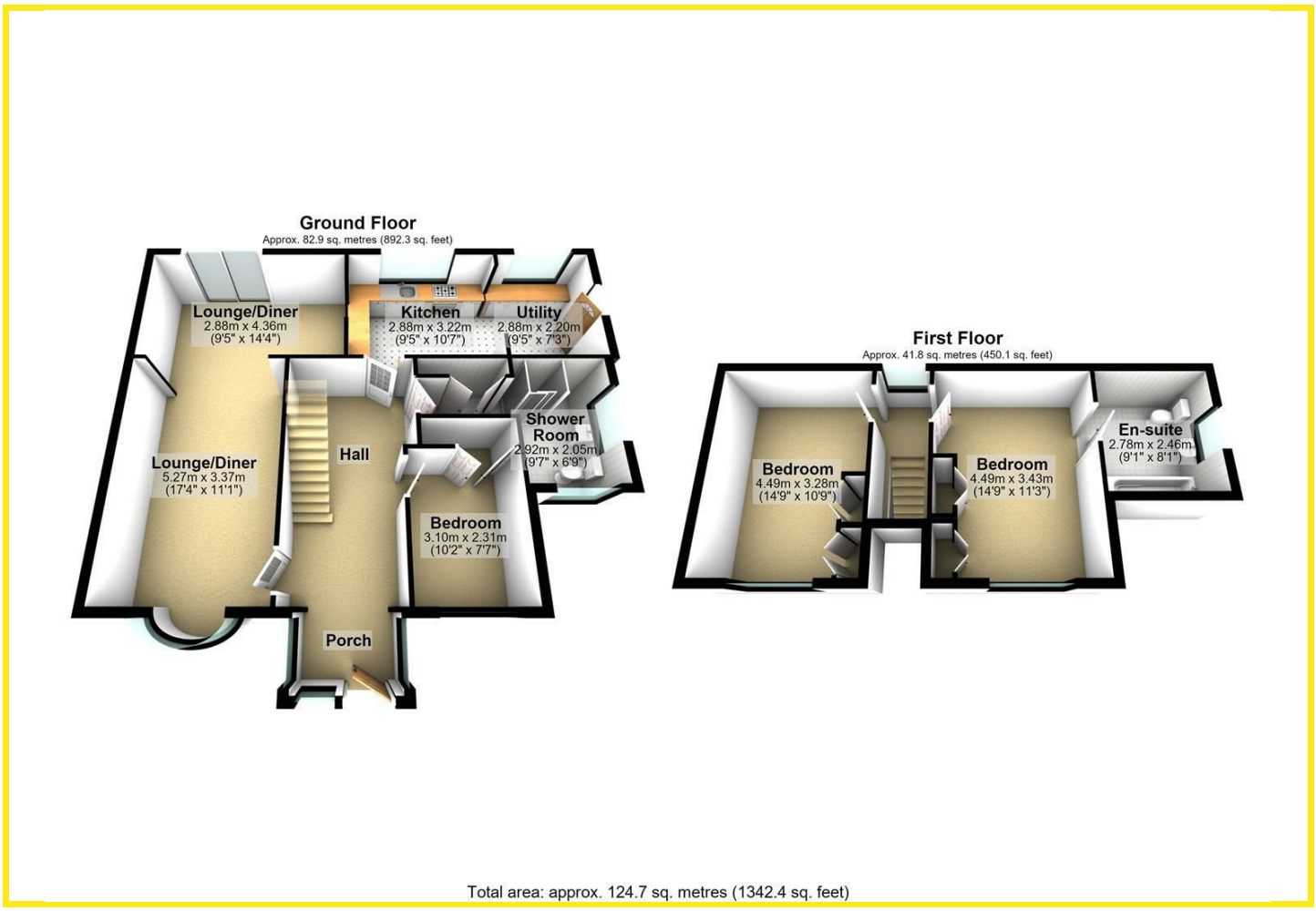




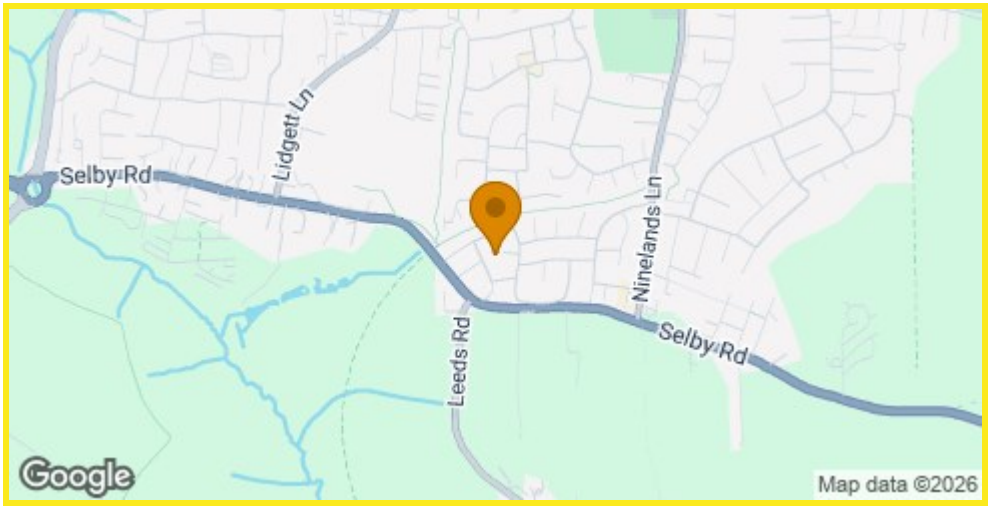




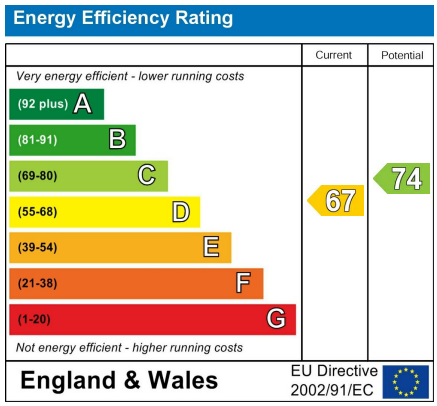
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth at the traffic lights on to Ninelands Lane by the Fire Station. Continue on Ninelands Lane and take the second turning left onto Longmeadows. Once on Longmeadows, take the first turning right on to Arran Court. At the junction, turn left on to Cotswold Drive, taking the first turning right on to Manley Court.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ
Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk