Mike Dobson







8 Barleyhill Crescent

Garforth, Leeds, LS25 1ED

£325,000

8 Barleyhill Crescent

Nestled in the desirable Barleyhill Crescent in Garforth, Leeds, this spacious semi-detached house presents an excellent opportunity for families and investors alike. With no chain involved, you can move in without delay and start enjoying the comforts of your new home.

This extended property boasts three well-proportioned bedrooms, including two double rooms with fitted wardrobes, and a single bedroom, making it ideal for family living. The loft room, accessible via ladders, offers versatile space that can be tailored to your needs, whether as a study, playroom, or additional storage.

The heart of the home is the expansive lounge/diner, which runs from the front to the back of the house. This inviting space features a gas fireplace and patio doors that lead into a rear extension, flooded with natural light and providing seamless access to the garden. The large kitchen area is equipped with an integrated electric hob and oven, perfect for culinary enthusiasts.

The property also includes a shower room with a white suite and corner shower, ensuring convenience for all residents. Outside, the rear garden features a patio area and low-maintenance artificial grass, along with a separate conservatory in the garden which could be used as a home office. Additionally, there is a detached single garage and a driveway that accommodates multiple vehicles.

Situated in a sought-after location, this home is within walking distance to Main Street and excellent schools, making it perfect for families. With its generous space and potential for renovation, this property is a must-see for anyone looking to settle in a vibrant community. Don’t miss out on this fantastic opportunity to make this house your home.









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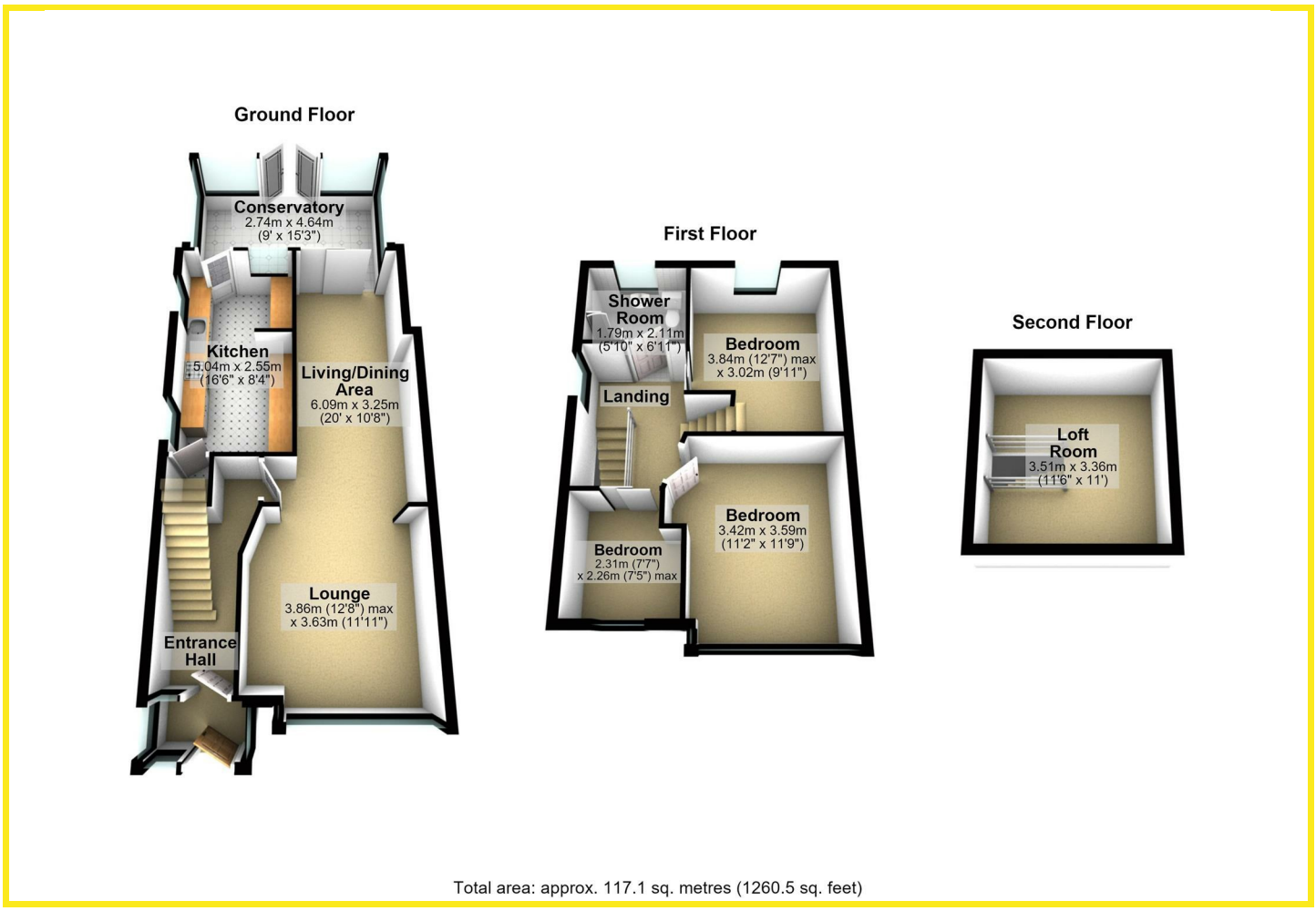








Floor Plan

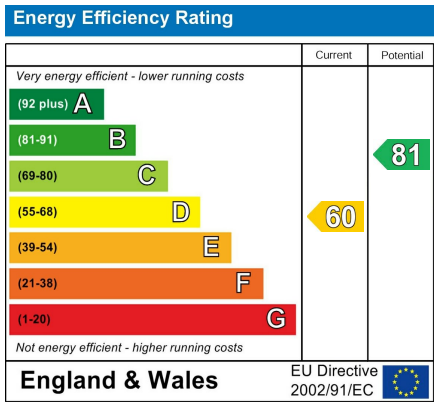


Total area: approx. 117.1 sq. metres (1260.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Garforth Main Street turn on to Barleyhill Road opposite the Medical Centre. Follow Barleyhill Road and take the fourth turn left on to Barleyhill Crescent. Alternatively if accessing Barleyhill Road from the A642, Barleyhill Crescent is the fourth turn off on the right hand side.

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