Mike Dobson







1 Birch Close

Garforth, Leeds, LS25 1FE

£465,000

1 Birch Close

Nestled in the desirable Birch Close of Garforth, Leeds, this stunning four-bedroom detached house is a true gem. Completed in December 2022 as part of the prestigious Charles Church Silverwood Development, this property offers a perfect blend of modern living and comfort and having easy access to local shops, schools and public transport links, as well as the A1/M1 motorway.

Upon entering, you are greeted by a spacious hall that leads to two well-appointed reception rooms, including a welcoming lounge and a versatile study, ideal for home working or relaxation. The heart of the home is undoubtedly the open-plan kitchen and dining area, featuring a contemporary fitted kitchen equipped with integrated appliances. This space is bathed in natural light, thanks to two sets of French doors that seamlessly connect the indoors to the private rear garden, perfect for entertaining or enjoying family time.

The ground floor also boasts a convenient WC, enhancing the practicality of the layout. Ascending to the first floor, you will find four generously sized bedrooms. The main bedroom is a true retreat, complete with fitted wardrobes and an en-suite shower room, ensuring a private sanctuary. The family bathroom serves the additional bedrooms, providing ample space for family and guests alike.

Outside, the property benefits from off-road parking and a garage, with a secure gate leading to the enclosed rear garden. This outdoor space features a lovely patio seating area and a well-maintained lawn, making it an ideal spot for summer gatherings or quiet evenings under the stars.

This exceptional home combines modern design with functional living, making it a perfect choice for families or professionals seeking a tranquil yet connected lifestyle in Garforth. Don’t miss the opportunity to make this beautiful property your own.









Garforth, Leeds, LS25 1FE





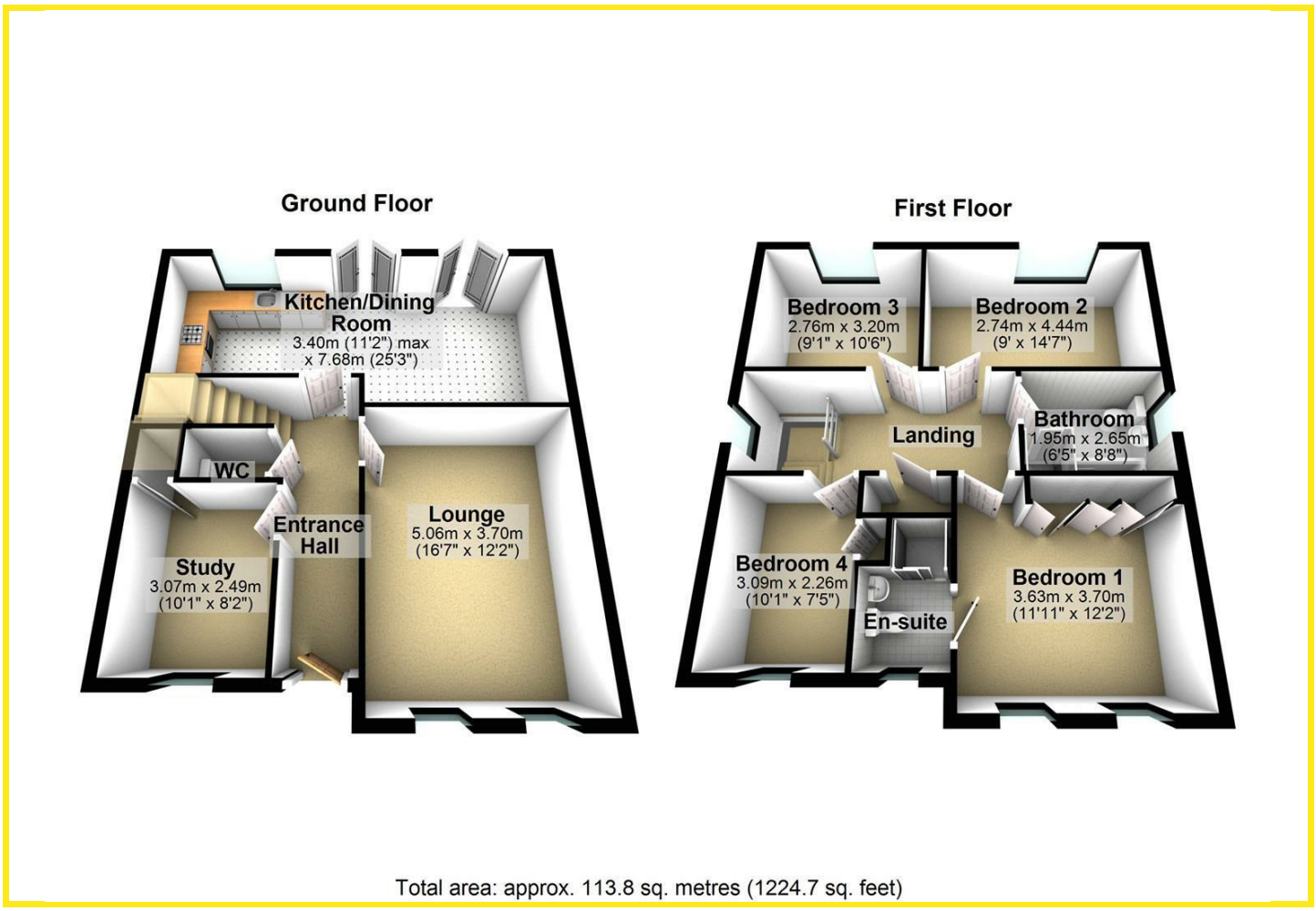






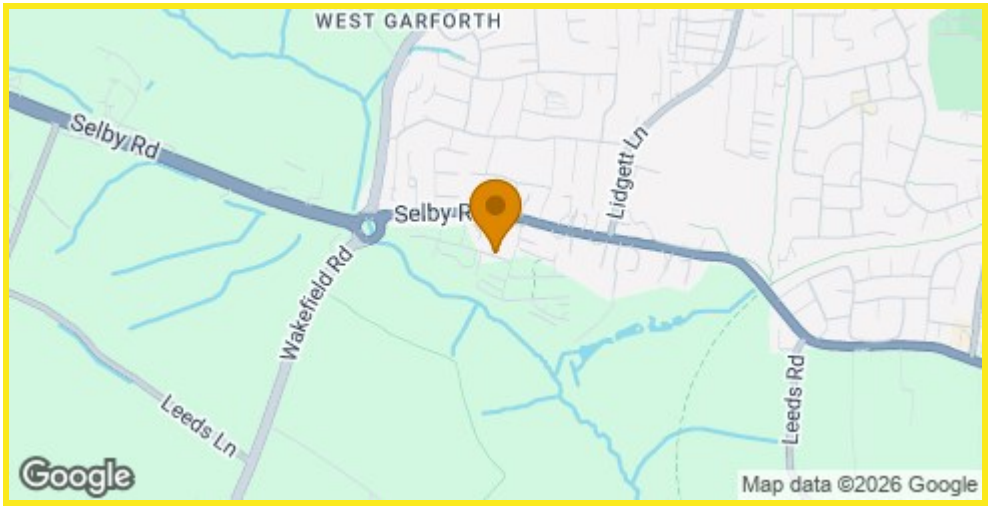


Floor Plan

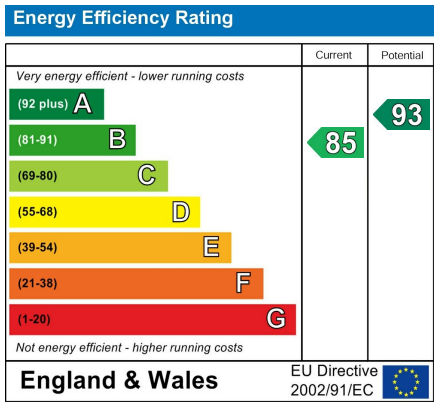


Total area: approx. 113.8 sq. metres (1224.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left, going straight down Lidgett Lane to the traffic lights. Turn right onto Selby Road, taking your first left onto Roscommon Road, then a left again onto Roscommon Way. The property can be found on the left hand side.

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