Mike Dobson







60 Montague Crescent

Garforth, Leeds, LS25 2EH

Offers Over £250,000

60 Montague Crescent

Nestled in the charming Montague Crescent of Garforth, Leeds, this well presented semi-detached bungalow offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and manageable home. The spacious lounge provides an inviting space for relaxation and entertainment, while the modern fitted kitchen is a true highlight. It features elegant wood work surfaces, a traditional Belfast sink, and a range of integrated appliances, including a gas hob, extractor, electric oven, fridge, freezer, and washer/dryer, making it a joy for any home cook.

The bungalow also boasts a white bathroom suite, complemented by a separate WC for added convenience. Gas central heating and PVCu double glazing ensure a warm and energy-efficient environment throughout the year. For those needing extra storage, the loft is accessible via a pull-down ladder and is part-boarded, housing the central heating boiler.

Outside, the property is equally appealing, with a well-maintained lawned front garden and a driveway that accommodates parking for two vehicles. A detached garage with an up-and-over door provides additional storage or parking options. The rear garden, also laid to lawn, offers a tranquil space for outdoor enjoyment.

With easy access to Garforth Main Street and the train station, this bungalow is ideally situated for both convenience and leisure. This property is a wonderful opportunity for anyone looking to settle in a sought-after area, combining comfort, style, and practicality in one delightful package.









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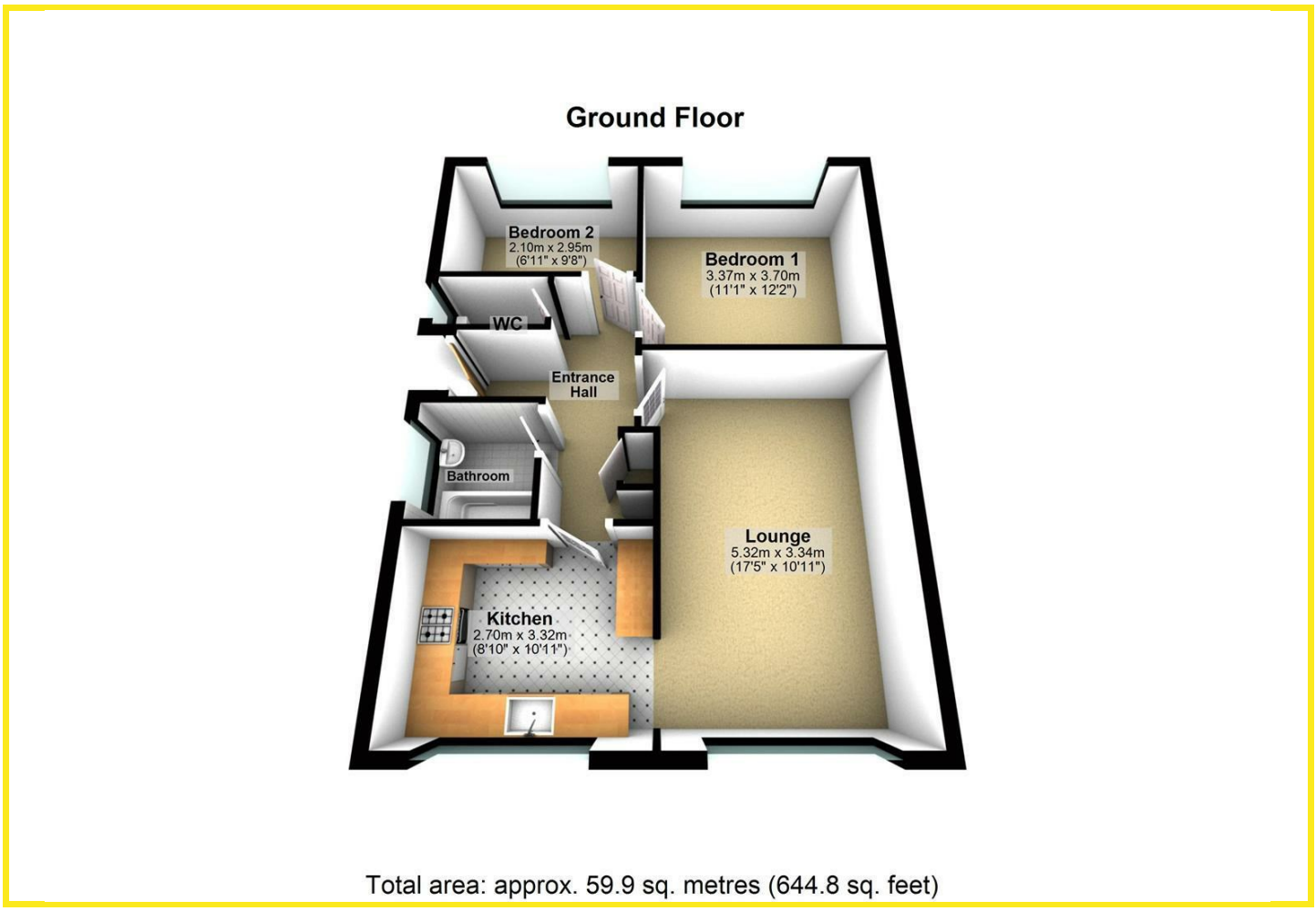




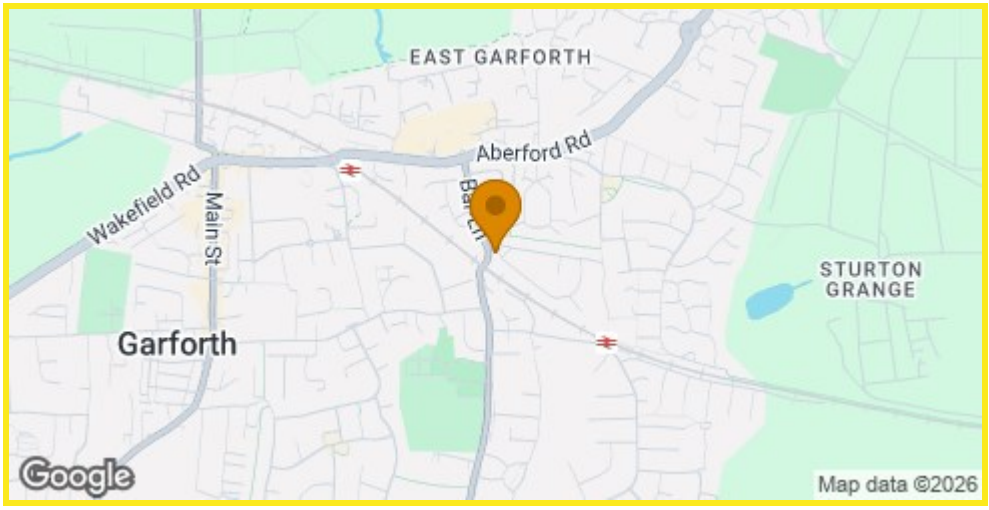




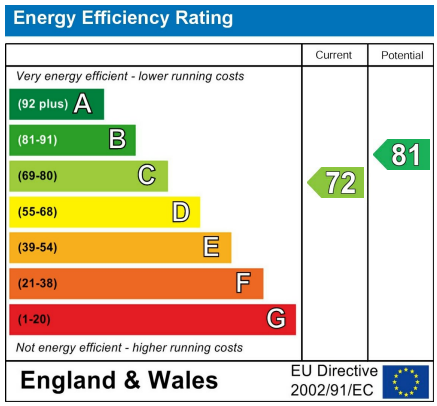
Floor Plan



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 off on the right hand side on to Bar Lane, then first left onto Bar Mount then right onto Montague Crescent and follow the road around where the property can be found on the right 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.

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