

Mike
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24 Burnham Road
Garforth, Leeds, LS25 1LA

Price Guide £360,000

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Nestled within the ever-desirable Grange Estate of Garforth, Leeds, this charming three-bedroom detached residence on Burnham Road represents a rarely available opportunity to acquire a home that combines space, privacy, and outlook in equal measure. Occupying a larger-than-average plot, the property enjoys a wonderful sense of seclusion, being not directly overlooked, and benefits from pleasant open views across Garforth, creating an airy and peaceful setting both inside and out.

The home is ready for immediate occupation, allowing the new owners to move straight in while gradually adding their own style and personality. Upon entry, you are welcomed into a spacious dual-aspect lounge, flooded with natural light and perfectly suited for both relaxing and entertaining. The kitchen offers a practical and functional layout, complete with a built-in cooker, fridge and a free standing washing machine, and provides scope for future enhancement.

To the rear, a bright conservatory extends the already ample living space, seamlessly connecting the indoors with the beautifully manicured gardens, which have been carefully maintained and offer an attractive, sunny environment ideal for outdoor enjoyment. The generous garden space further enhances the home's appeal and provides excellent potential for landscaping or extension, subject to the necessary consents.

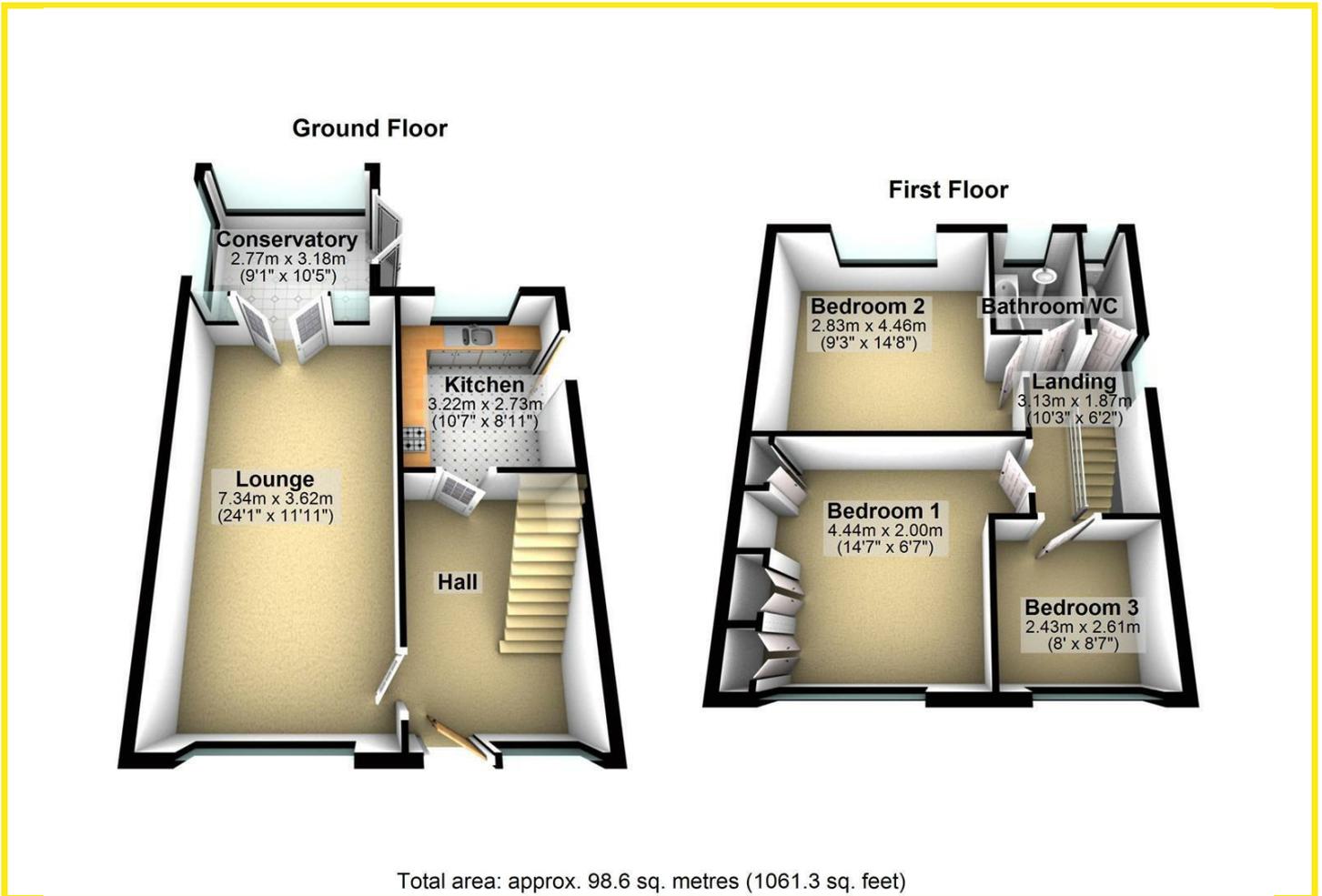
The accommodation comprises two well-proportioned double bedrooms and a single bedroom, which benefits from a useful built-in storage cupboard. A modern family bathroom features a shower over the bath, while a separate WC adds everyday practicality. Completing the offering, a new Worcester Bosch boiler installed in 2025, complete with a ten-year warranty, provides reassurance and long-term peace of mind.

Overall, this is a superbly positioned detached home offering privacy, views, and generous outdoor space—an increasingly hard-to-find combination in such a sought-after location.

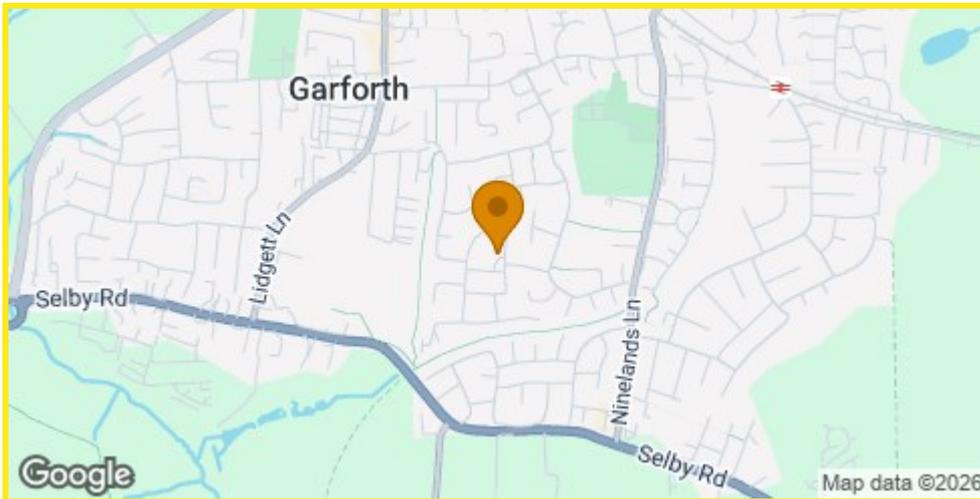




Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Directions

From the Garforth office, head down Main Street and turn left onto Church Lane. Follow that to the end of the road and turn right onto Ninelands Lane. After passing the primary school, turn right into Derwent Avenue and follow it round until you reach Templars Way on your left hand side, turn here and follow to the end of the road where you will reach Burnham Road and the property is straight ahead, identified by our board.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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