

Mike

**Dobson**



**20 Alandale Crescent**

Garforth, Leeds, LS25 1DH

**Offers Over £290,000**

# 20 Alandale Crescent

Welcome to Alandale Crescent, a charming property located in the heart of Garforth, Leeds. This extended three-bedroom semi-detached house offers a perfect blend of modern amenities and classic charm.

As you step inside, you are greeted by two spacious reception rooms - a cosy lounge and a separate dining room, perfect for entertaining guests or enjoying family dinners. The fitted kitchen is a chef's dream, complete with integrated appliances, including a fridge freezer, an induction hob, and an electric oven. There's even plumbing for a dishwasher, making everyday chores a breeze. The separate utility provides plumbing for washing machine and space for a dryer, as well as a WC.

The property boasts three well-appointed bedrooms, offering plenty of space for a growing family or for those in need of a home office. The modern bathroom features a shower over the bath, a vanity wash basin, and a separate WC for added convenience.

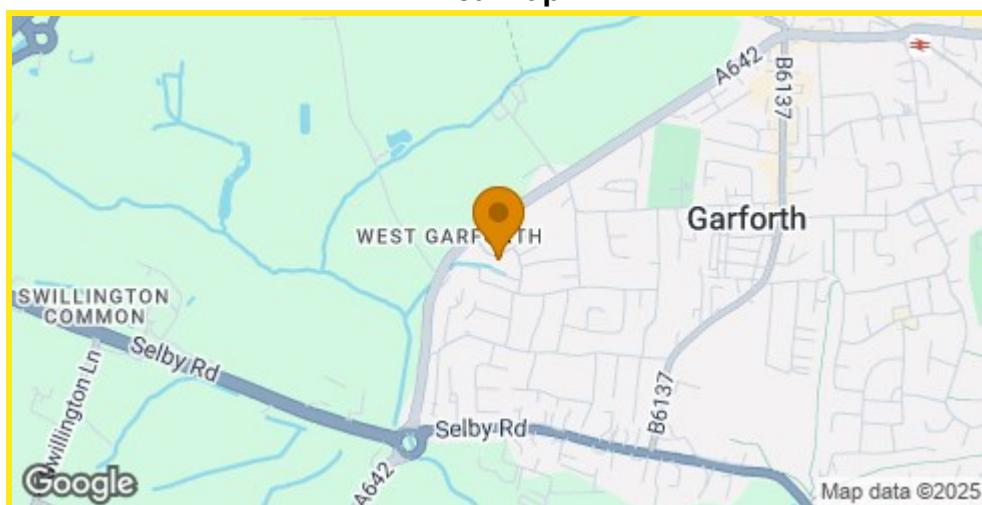
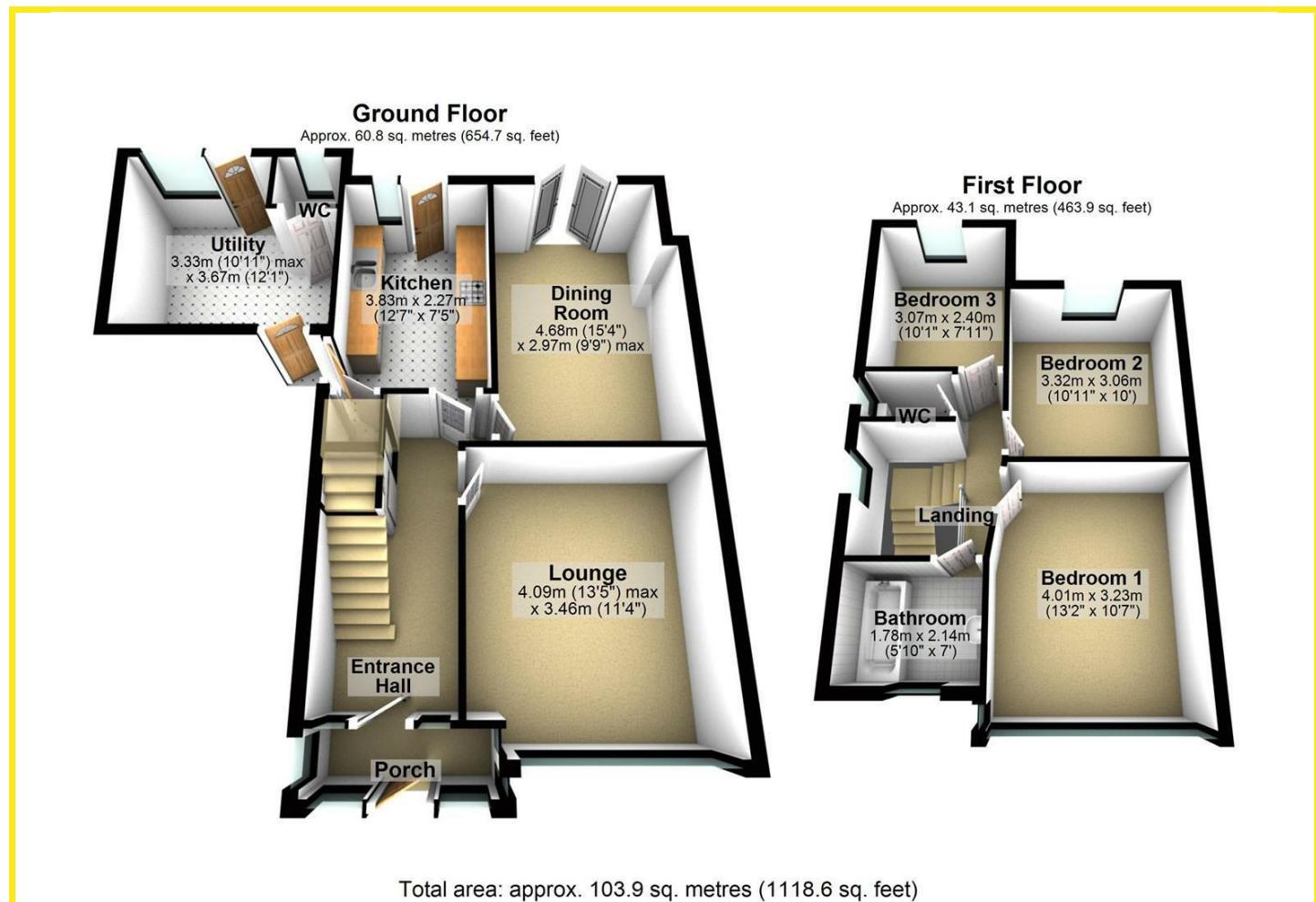
The Viessmann combination boiler, fitted in 2021 and programmed with Hive, provides efficient heating and hot water throughout the property, giving you peace of mind all year round. Parking is a breeze with space for two vehicles, ensuring you never have to worry about finding a spot after a long day. The larger than average private and enclosed rear garden provides a paved seating area with steps leading to a pebbled and lawned area, with a barked children's play area to the bottom and a large storage shed which could be converted into useable room.

Don't miss the opportunity to make this lovely house your home. With its convenient location, modern amenities, and classic appeal, Alandale Crescent is ready to welcome you with open arms.

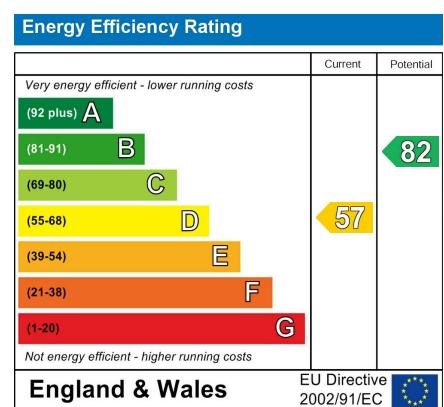




## Floor Plan



## Energy Efficiency Graph



## Directions

From the Old George roundabout take the A642 Wakefield Road towards Garforth then take the 2nd turning off on the right hand side onto Alandale Crescent.

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