

Mike
Dobson



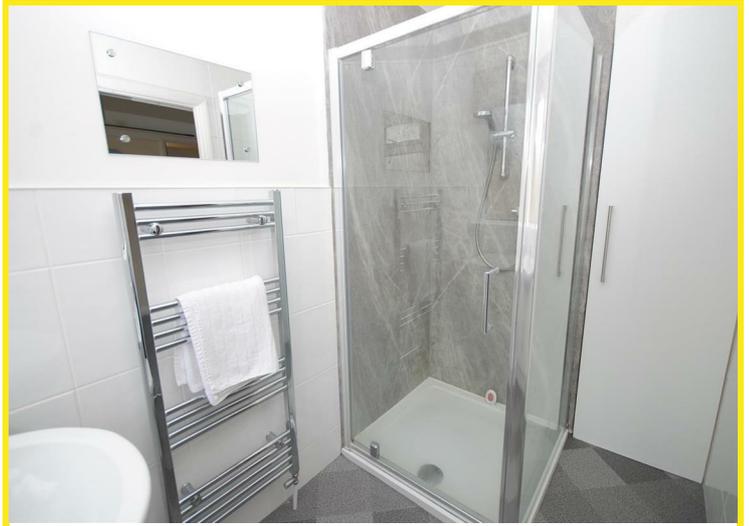
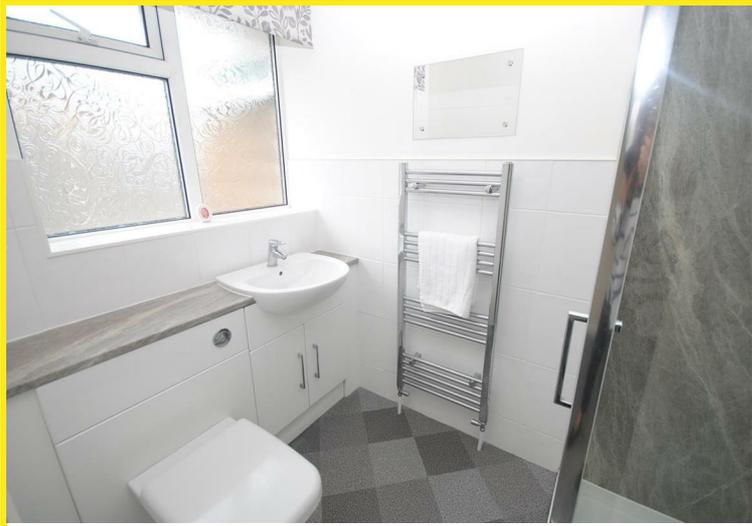
13 Burnham Road
Garforth, Leeds, LS25 1LE

£224,995

13 Burnham Road

A well presented two bedroom semi-detached bungalow situated on the ever popular Grange estate having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, lounge, kitchen, side entrance porch, bedroom one, bedroom two and shower room. In addition, the property has PVCu double glazed windows, gas central heating with Vaillant combination boiler located in a cupboard in the bathroom and being serviced annually, modern fitted kitchen with four ring gas hob and extractor hood over, eye level double gas oven and under counter space for a fridge and freezer and plumbing for a washing machine, side entrance porch with space for dryer, fitted wardrobes to both bedrooms, modern three piece white shower suite comprising independent shower cubicle, vanity unit with wash basin, cupboards below and concealed cistern low flush WC, access point to the loft with pull down ladder being fully boarded and having a light. The property also benefits from a re-wire. Outside, to the front of the property is a lawned garden with a driveway providing ample off road parking and leading to a detached single garage. To the rear is a private and enclosed garden with paved seating area and lawn with an abundance of plants and shrubs to the borders. An early viewing is recommended.

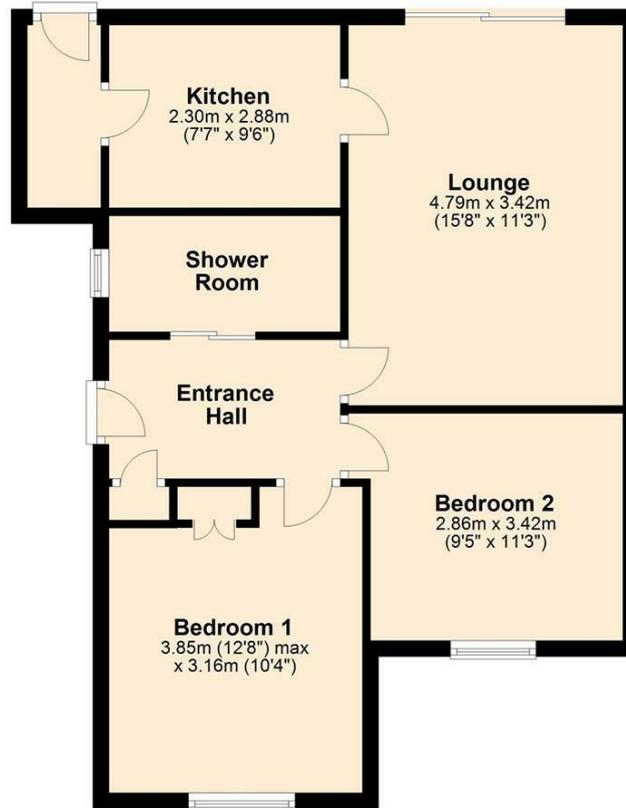




Floor Plan

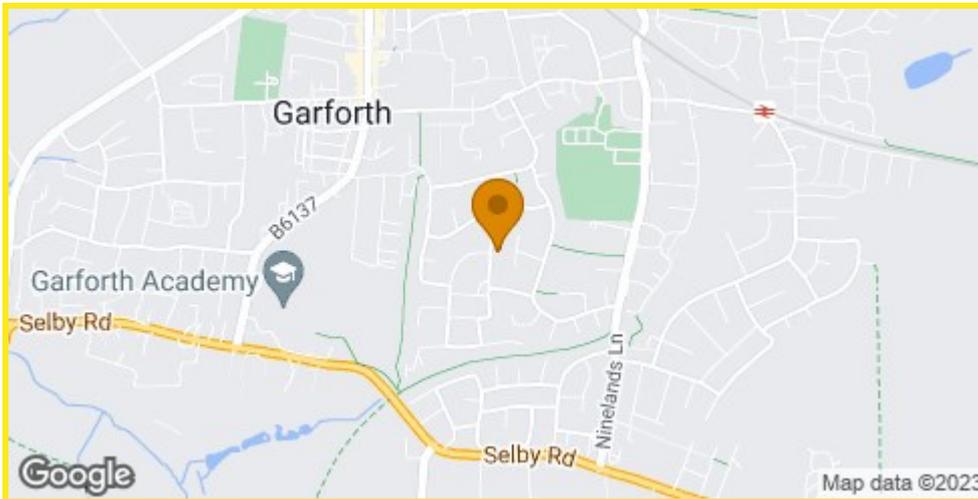
Ground Floor

Approx. 58.0 sq. metres (624.5 sq. feet)

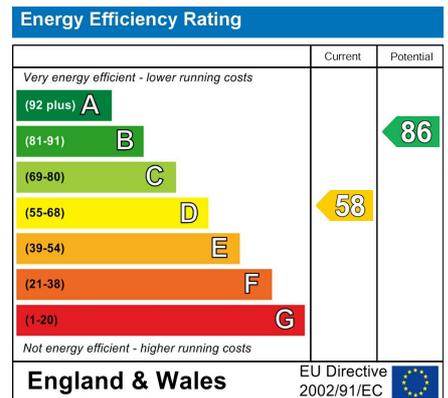


Total area: approx. 58.0 sq. metres (624.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Garforth Main Street turn onto Church Lane between the Library and the Medical Centre. Follow Church Lane and take the 2nd turn right on to Grange Avenue. From Grange Avenue take the third turning left onto Derwent Avenue, first right onto Springmead Drive and Burnham Road is then the first turn left.

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