

*Mike*  
**Dobson**



**14 Arran Drive**

Garforth, Leeds, LS25 2BU

**£315,000**

# 14 Arran Drive

Nestled in the highly desirable Meadows Estate of Garforth, Leeds, this charming semi-detached dormer bungalow on Arran Drive offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including two spacious double rooms on the first floor, this home is ideal for families or those seeking extra space.

As you enter, you are greeted by a bright and airy hallway that invites natural light throughout the property. The modern bathroom features a stylish P-shaped bath with a shower overhead, providing both functionality and elegance. The heart of the home is the inviting Lounge/Diner, which flows seamlessly into a light-filled conservatory, perfect for relaxing or entertaining guests.

The kitchen is equipped with integrated appliances, including a dishwasher, washing machine, undercounter fridge and freezer, making daily chores a breeze. The property also boasts two loft spaces with ladders and lighting, offering additional storage options in the eaves.

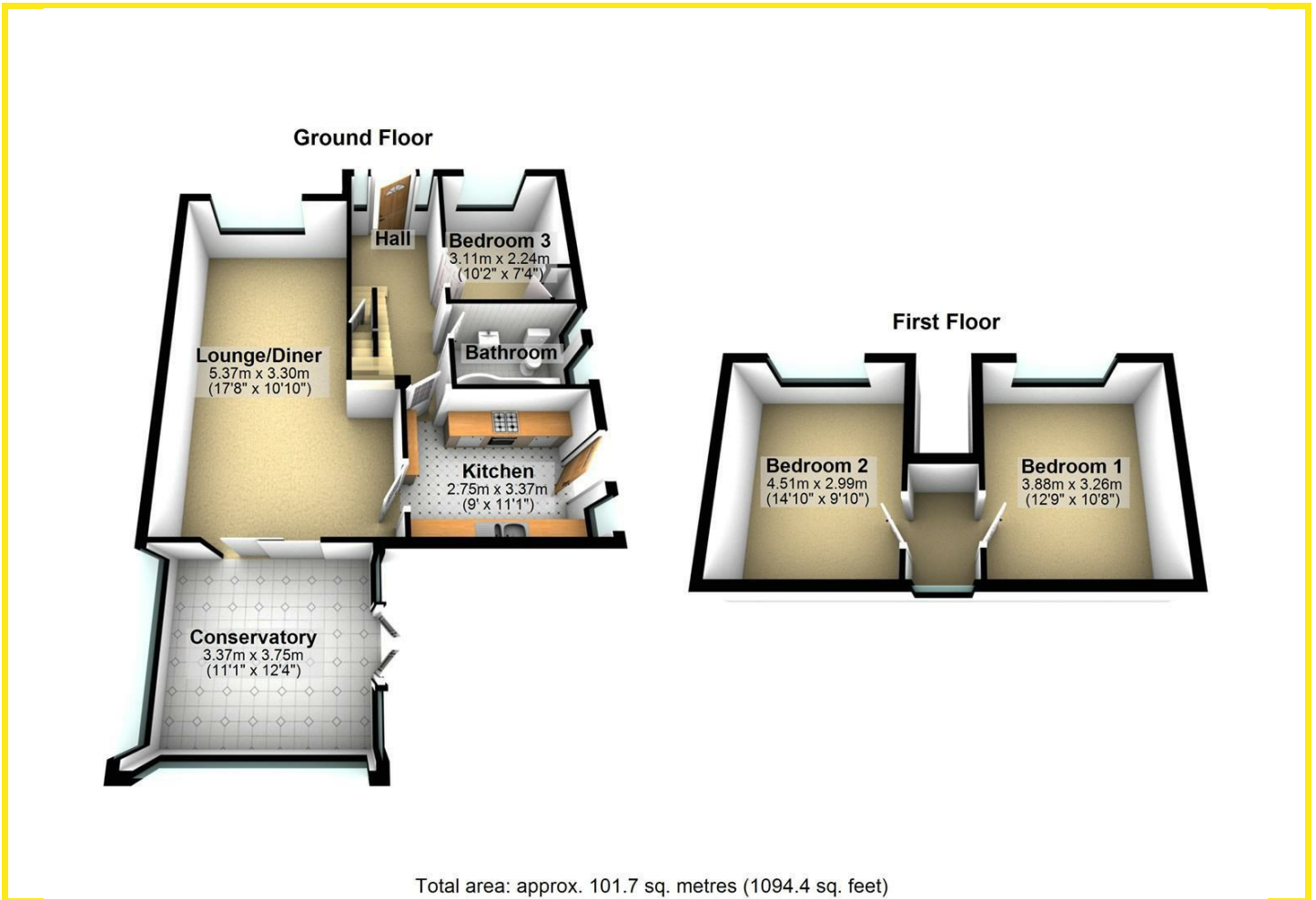
Outside, the property features a single detached garage with lights and power, providing ample space for your vehicle or hobbies. The block-paved driveway accommodates multiple cars, while the front garden, adorned with lawn and shrubs, enhances the home's curb appeal. The rear patio area and lawned garden create a lovely outdoor space for family gatherings or quiet evenings.

Conveniently located close to local shops, excellent schools, and transport links, this property is not only a beautiful home but also a practical choice for modern living. This is a rare opportunity to acquire a delightful Dorma bungalow in a sought-after area, and it is sure to attract considerable interest. Don't miss your chance to make this wonderful property your own.

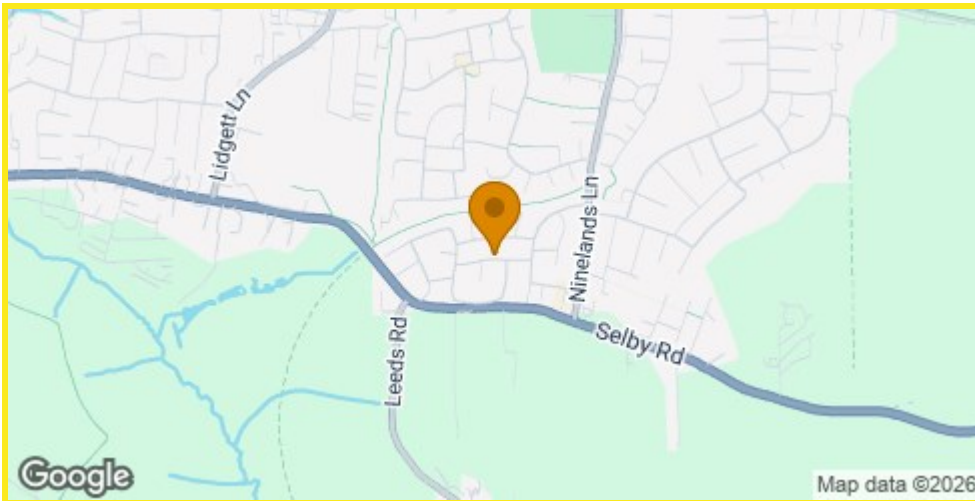




# Floor Plan



## 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 |   |                         |           |
|   |   | 69                      | 75        |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

## Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Take the first turning left off Ninelands Lane on to Long meadow gate, at the 'T' junction turn right on to Long Meadows, then left on to Arran Drive where the property can be seen on the right hand side.

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4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mdobson.co.uk](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>