

Mike  
**Dobson**



**20 Wharfedale Crescent**  
Garforth, Leeds, LS25 1LD

**£248,000**

# 20 Wharfedale Crescent

Being sold with no onward chain is a two bedroom semi-detached bungalow on the ever popular 'Grange Estate' within Garforth.

The accommodation briefly comprises; entrance hall, lounge/diner, kitchen, bedroom one, bedroom two, conservatory, and shower room/W.C.

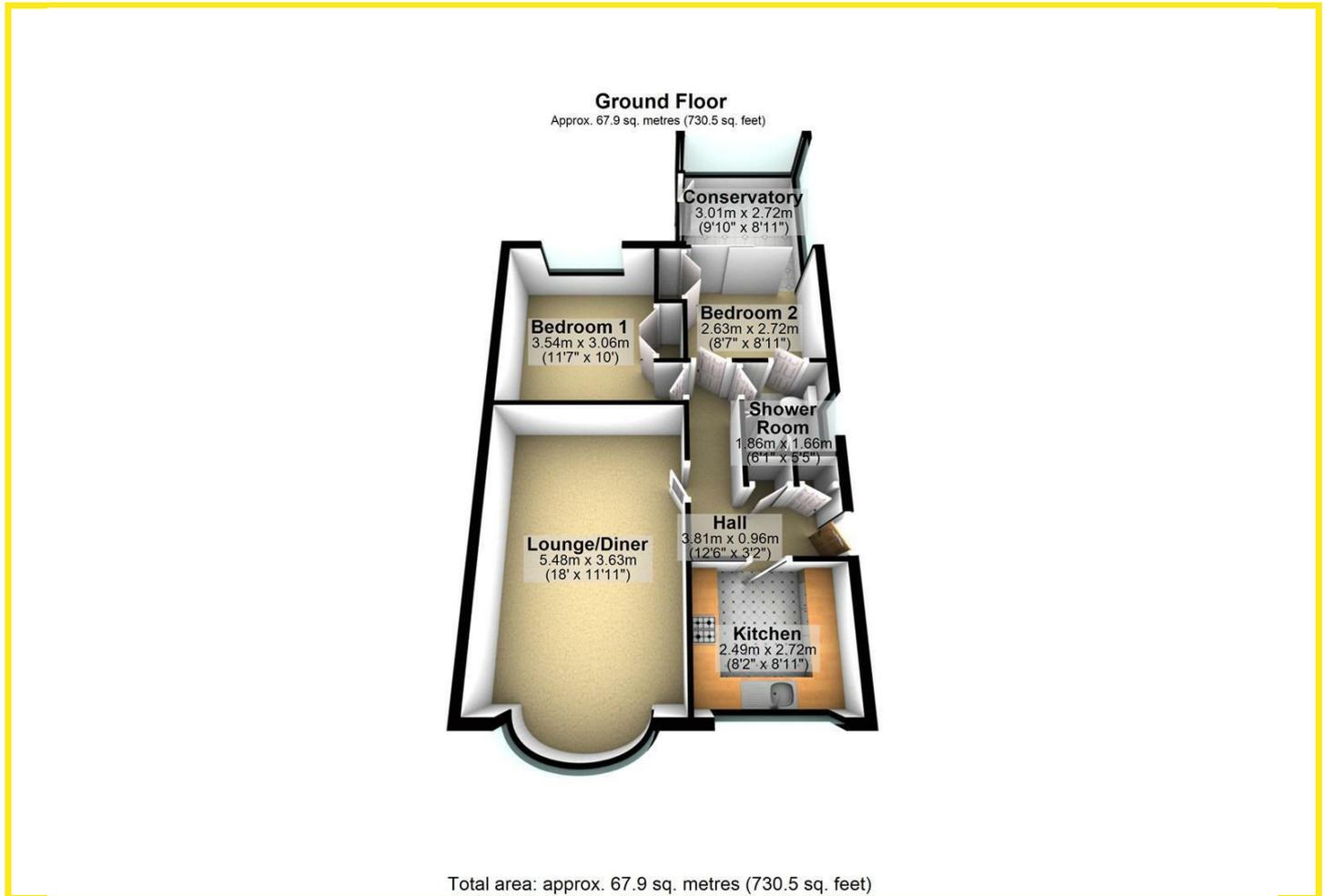
In addition the property has PVCu double glazed windows including bow window to lounge/diner, composite side entrance door, gas fired central heating with combination boiler which has been serviced annually with the last service completed February 2025, fitted kitchen with four ring hob, extractor over, built in oven, space for fridge/freezer and plumbing for washing machine, and fitted recessed wardrobes to both bedrooms.

Externally, to the front of the property is a low maintenance garden. A block paved driveway provides off road parking and wrought iron double gates lead to a car port which offers further off road parking. There is a detached garage with up and over door. To the rear of the property is a low maintenance garden which has decked and paved seating areas.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane and take the second right on to Grange Avenue. Follow Grange Avenue and take the fourth turning left on to Windermere Drive. At the 'T' junction continue diagonally across on to Burnham Road. Wharfedale Crescent is then the first turning off Burnham Road on the right hand side.

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