

Mike
Dobson



3 Braemar Drive

Garforth, Leeds, LS25 2NJ

Price Guide £280,000

3 Braemar Drive

Nestled in the sought-after area of Braemar Drive, Garforth, Leeds, this charming three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is the newly fitted open-plan kitchen and dining area, which features modern integrated appliances, including an oven, hob, extractor, fridge freezer, and washing machine. This contemporary space flows seamlessly into a recently refurbished conservatory, complete with a solid roof, creating a bright and airy atmosphere perfect for enjoying the garden views throughout the year.

The accommodation comprises two generously sized double bedrooms and a single bedroom, making it ideal for a growing family or those needing extra space for guests or a home office. The fully tiled bathroom is equipped with a white three-piece suite, including a bath with a shower overhead, ensuring both comfort and convenience.

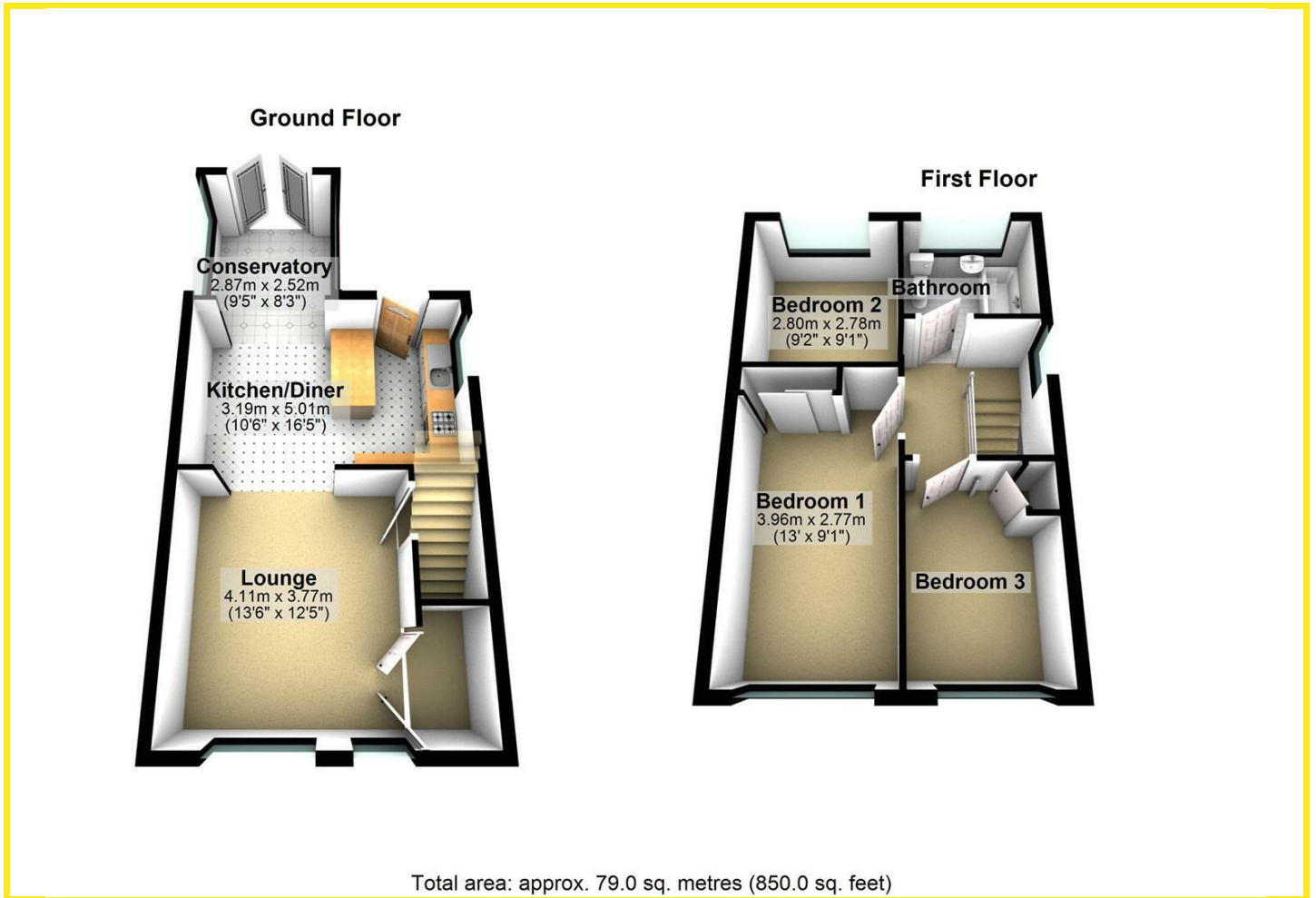
Additional highlights of this property include a single garage to the side, a low-maintenance rear garden, and a block-paved driveway that accommodates two vehicles, complemented by a lawned garden at the front. With a new combi boiler installed in 2023, this home is both efficient and ready for immediate occupancy, being chain-free.

This delightful semi-detached house on Braemar Drive is not just a property; it is a place to create lasting memories. Don't miss the chance to make it your own.

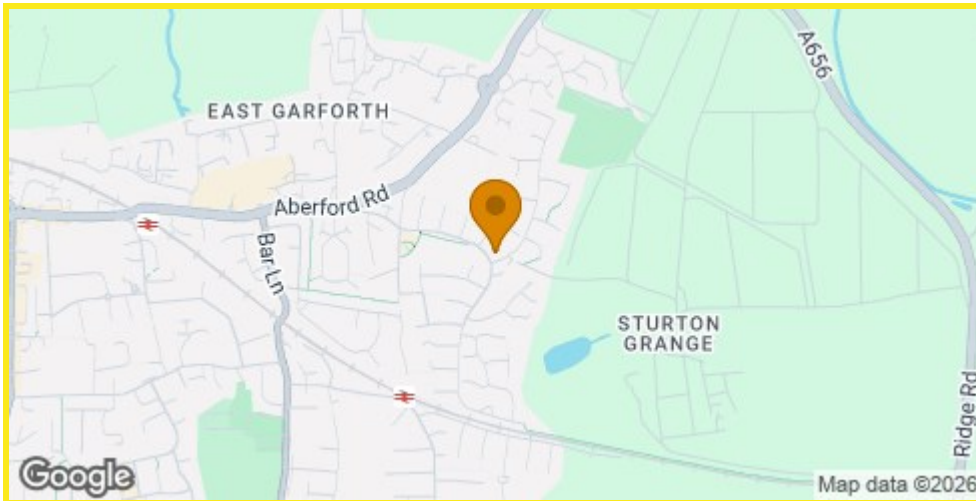




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

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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