

Mike
Dobson



46 Conisbrough Grove
Garforth, Leeds, LS25 2QD

£410,000

46 Conisbrough Grove

Nestled in the desirable area of Garforth, Leeds, this beautifully presented semi-detached home offers a perfect blend of modern living and comfort. Situated overlooking the green to the front, and built in 2021 by the esteemed Redrow Homes, this three-storey property boasts four spacious bedrooms and three well-appointed bathrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming hallway that leads to a cosy lounge. The heart of the home is undoubtedly the modern fitted dining kitchen, which is equipped with high-quality appliances including a built-in double oven, gas hob, extractor, fridge/freezer, and dishwasher. This space is perfect for both casual dining and entertaining guests, having French doors opening directly onto the rear garden. Additionally, there is a separate utility cupboard that has plumbing for a washing machine and space for a dryer, plus another understairs storage cupboard. There is also the added convenience of a ground floor WC.

The first floor is home to the main bedroom, complete with an en-suite shower room, providing a private retreat. A further bedroom and a stylish bathroom/WC, plus two storage cupboards complete this level. Ascending to the second floor, you will find two additional bedrooms, along with another well-designed bathroom, ensuring ample facilities for all.

Outside, the property offers off-road parking for three vehicles, complemented by a detached single garage, with up and over door, power and lighting. The private and enclosed rear garden is a delightful retreat, featuring a paved seating area, and lawn perfect for enjoying sunny afternoons. The property also benefits from solar panels on an Eco2 system, which are owned.

Ideally located for local shops, schools and public transport links, this exceptional home combines modern amenities with a tranquil setting, making it a must-see for anyone looking to settle in this vibrant community.

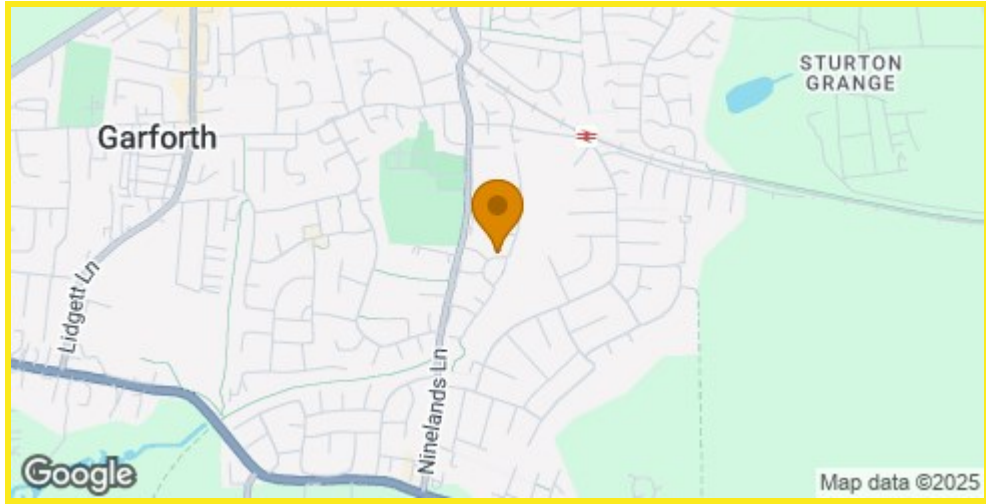




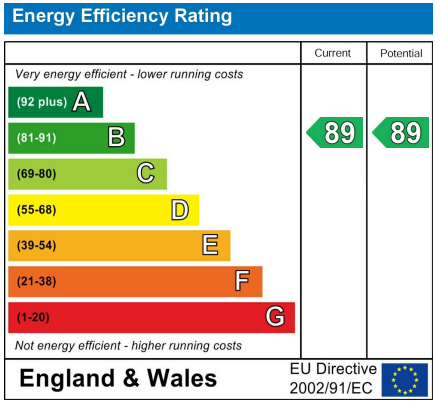
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left on to Main Street and take the first left on to Church Lane. Follow the road to the T junction and turn right on to Ninelands Lane and then take your third left onto Middleham Drive, continue to the 'T' junction turning right onto Conisbrough Grove, follow the road round where the property can be found on the right hand side as indicated by the agents board.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.