

Mike
Dobson



39 Cotswold Drive
Garforth, Leeds, LS25 2DD

Chain Free £280,000

39 Cotswold Drive

Nestled in the charming area of Cotswold Drive, Garforth, Leeds, is this delightful two-bedroom link detached bungalow. Upon entering, you are welcomed by a spacious entrance hall that leads into a generous lounge, ideal for relaxation or entertaining guests. The modern fitted kitchen is equipped with a built-in oven, hob, and extractor, making it a joy for any home cook.

The bungalow features two well-proportioned double bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. With gas central heating powered by a combination boiler that is just 12 months old, you can enjoy warmth and comfort throughout the year.

The property benefits from PVCu double glazing, enhancing energy efficiency and noise reduction. Outside, you will find a driveway and carport, offering convenient off-street parking. The low maintenance gardens to both the front and rear provide a lovely outdoor space without the burden of extensive upkeep, perfect for those who prefer to spend their time enjoying the surroundings rather than tending to them. The property does require some internal updating making it a perfect opportunity to create your ideal home.

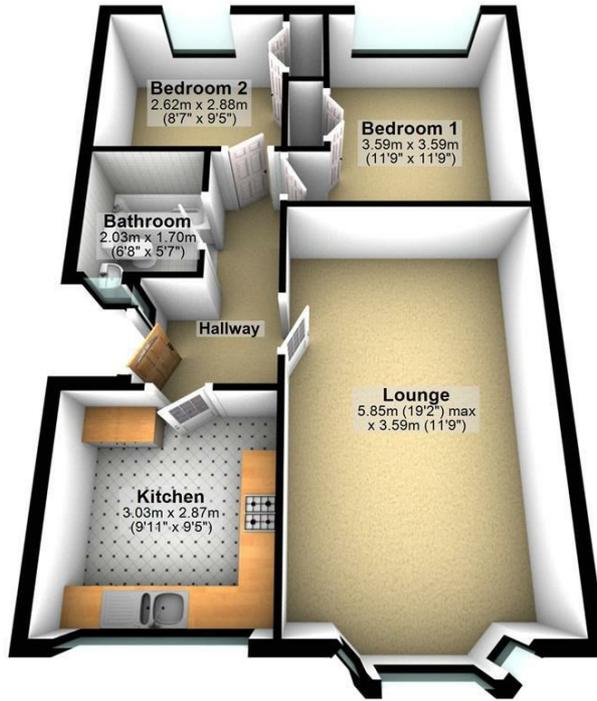
This bungalow is situated in a popular development, making it an ideal choice for those seeking a peaceful yet connected lifestyle. With its modern amenities and inviting atmosphere, this property is sure to appeal to a variety of buyers. Don't miss the opportunity to make this charming bungalow your new home.





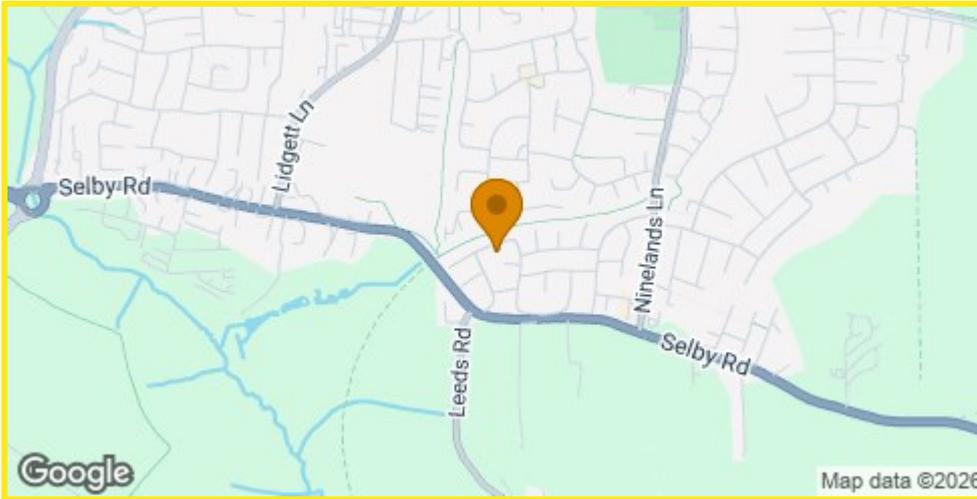
Floor Plan

Ground Floor



Total area: approx. 61.3 sq. metres (660.0 sq. feet)

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			
England & Wales		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, Cotswold Drive is then the first turning on the left.

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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