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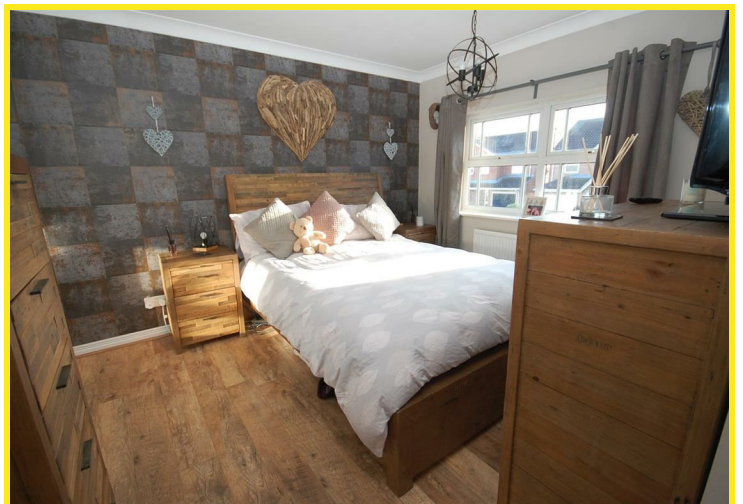
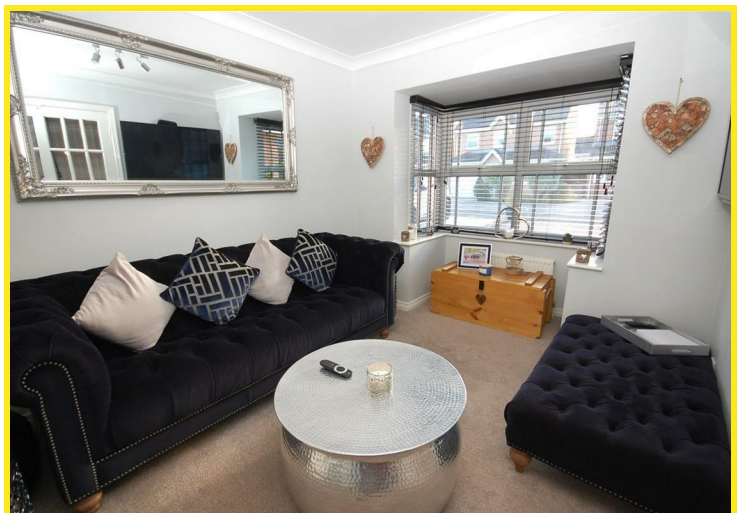


19 Rockley Grange Gardens
Garforth, Leeds, LS25 1QJ

£399,950

19 Rockley Grange Gardens

A truly stunning and spacious family home situated on this quiet cul-de-sac off Selby Road offering modern and contemporary living, having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises entrance hall, lounge, study, ground floor WC, utility room, open plan kitchen/dining/family area, three bedrooms to the first floor with an en-suite to the main bedroom and family bathroom/WC. In addition, the property has PVCu double glazed windows and entrance doors including bi-fold doors from the family area to the rear garden, gas central heating with Logic boiler located in the utility, modern fitted kitchen with a range of gloss units to high and low levels, integrated appliances to include four ring Neff induction hob with extractor chimney over, double electric Bosch oven with the top oven also functioning as a microwave, fridge freezer and dishwasher, under counter lighting and surround sound system as well as plumbing for washing machine and space for dryer in the utility. There are fitted wardrobes to all three bedrooms and a storage cupboard off the landing as well as modern bathroom suites to both the family bathroom/WC and en-suite. Outside, to the front of the property is mainly brick paved providing ample off road parking for multiple cars. A pathway to the side provides access to the rear garden, having a brick paved seating area and pergola, making it the perfect spot for entertaining guests, and a lawned area and slate chip borders. An early viewing is highly recommended to appreciate the accommodation on offer.





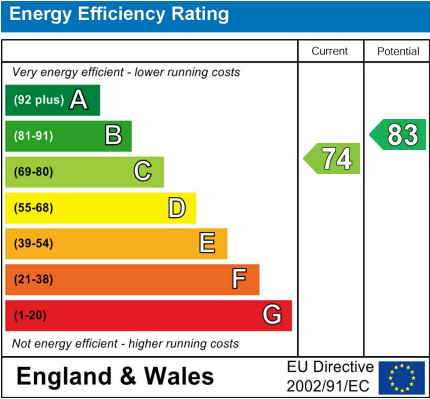
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth Office turn left on to Main Street, following the road round which in turn becomes Lidgett Lane. At the traffic lights at the 'T' junction turn right on to Selby Road. Take your first right onto Rockley Grange Gardens and follow the road around and the property can be located on the right hand side in the corner.