

Mike
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4 Woodbridge Avenue
Garforth, Leeds, LS25 2PJ

£550,000

4 Woodbridge Avenue

Nestled on Woodbridge Avenue in the charming town of Garforth, Leeds, this remarkable detached house presents an exceptional opportunity for discerning buyers. With no onward chain, this stunning extended property boasts four well-appointed bedrooms and two modern bathrooms, making it an ideal family home.

Upon entering, you are greeted by a spacious lounge that exudes warmth and comfort. The converted garage offers versatile space, perfect for an office or playroom, catering to the needs of modern living. The heart of the home is undoubtedly the beautiful open plan kitchen, dining, and family area. This contemporary space features a modern fitted kitchen, complete with integrated appliances, ensuring both style and functionality. Adjacent to this, a separate utility room with a convenient ground floor WC adds to the practicality of the layout.

Each of the four bedrooms is fitted with wardrobes, providing ample storage solutions. The main bedroom benefits from an en-suite, offering a private retreat, while the family bathroom is a luxurious haven, featuring a jacuzzi bath and a stylish vanity unit with wash basin and WC.

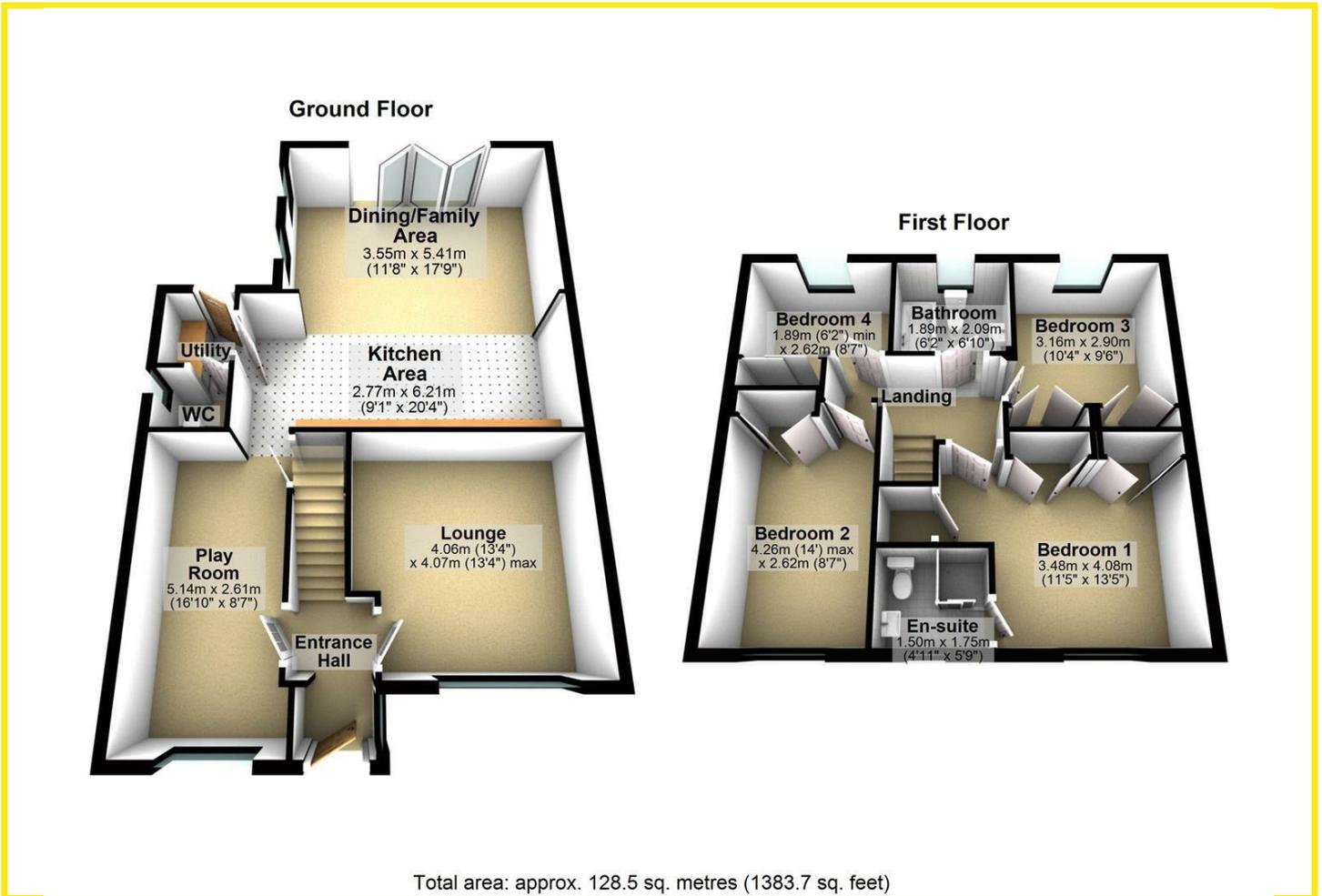
Externally, the property boasts off-road parking for two vehicles at the front, complimented by a well-maintained lawned garden. The private and enclosed rear garden has been thoughtfully landscaped, featuring a paved seating area with artificial lawn and steps leading to a further artificial lawned area, perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

This exquisite home, finished to an extremely high standard throughout, is a rare find in the desirable area of Garforth. It is a perfect blend of modern living and comfort, making it a must-see for anyone seeking their dream home.

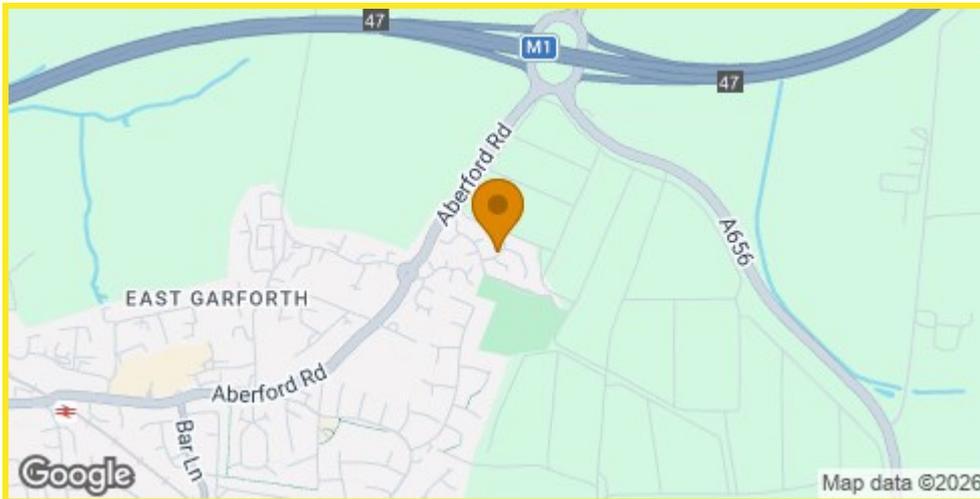




Floor Plan



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

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. Follow Aberford Road and having passed the roundabout at the top of Isabella Road take the first turning off on the right hand side on to Cedar Ridge. Follow Cedar Ridge and take the second turning on the left hand side on to Woodbridge Avenue.

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