

Mike
Dobson



20 Grange Avenue
Garforth, Leeds, LS25 1JJ

£395,000

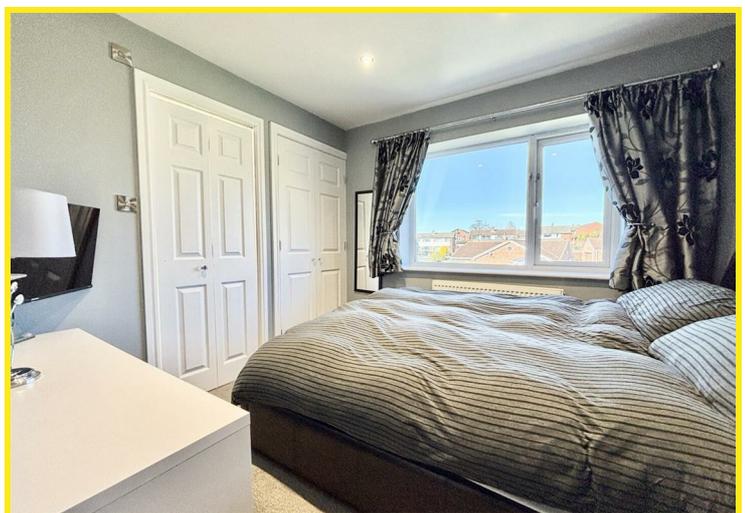
20 Grange Avenue

Nestled in the sought-after Grange Estate of Garforth, Leeds, this extended four-bedroom semi-detached house presents an excellent opportunity for family living. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the generous accommodation that lies ahead. The heart of the home is undoubtedly the open-plan kitchen and dining room, which boasts a modern range of wall and base units, complete with a four-ring induction hob, extractor, and oven. French doors seamlessly connect this space to the larger-than-average rear garden, perfect for entertaining or enjoying family time outdoors.

The large lounge features a wall-mounted electric fire, creating a warm and inviting atmosphere for relaxation. Additionally, the ground floor benefits from a convenient WC, enhancing the practicality of the layout. Ascending to the first floor, you will find four well-proportioned bedrooms, with the main bedroom offering its own WC and wardrobe space. The family bathroom is thoughtfully designed, featuring a bath with a shower over, a pedestal wash basin, and a low flush WC.

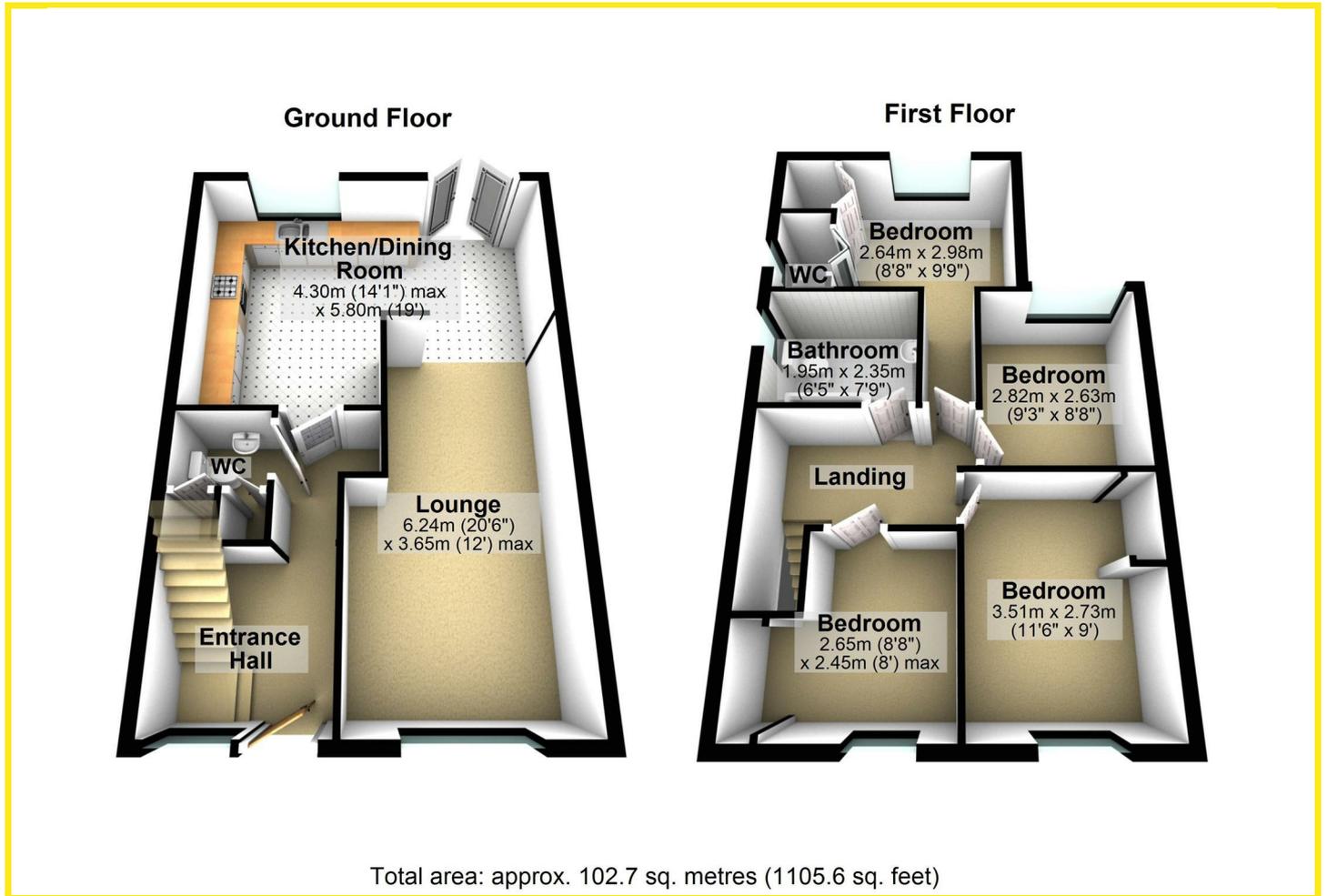
Externally, the property boasts a brick-paved driveway at the front, providing off-road parking for multiple vehicles. A gateway leads to the expansive rear garden, which includes a converted garage that serves as a versatile room, ideal for a home office or playroom. The garden also features a paved patio seating area and a large lawn, making it a delightful space for outdoor activities.

This property is not only spacious and well-appointed but also conveniently located, making it an ideal choice for families seeking a comfortable and stylish home in Garforth.





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

From our Garforth office turn left onto Main Street taking the second left onto Church Lane, take second right onto Grange Avenue where the property can be found on the right hand side.

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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