

Mike
Dobson



57 Derwent Avenue
Garforth, Leeds, LS25 1HN

£535,000

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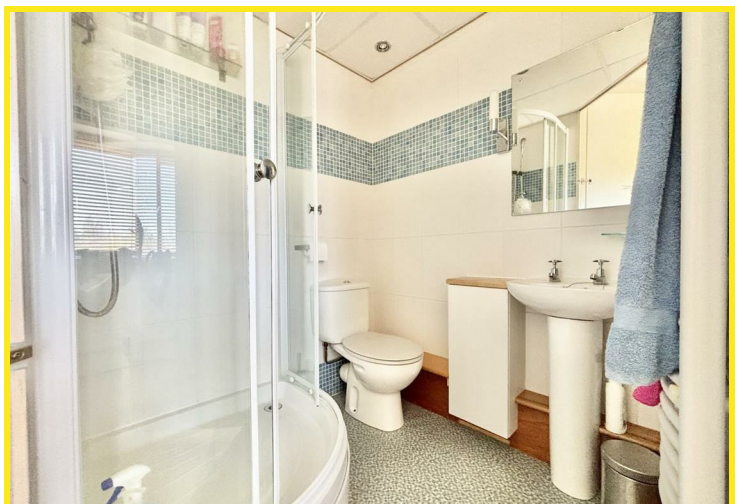
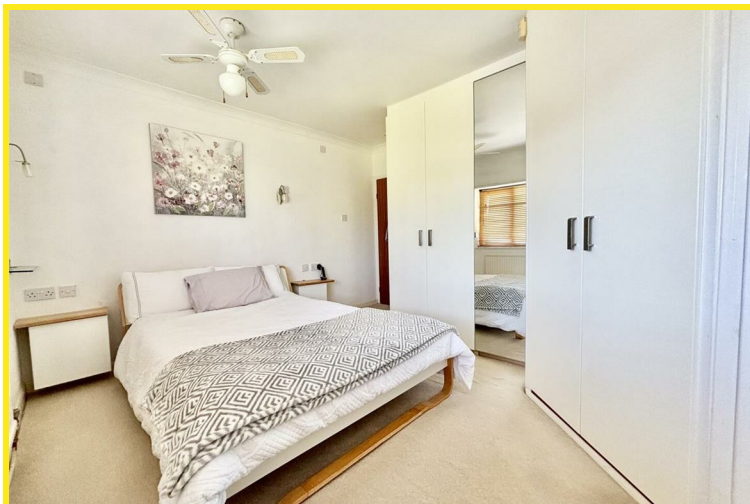
Nestled on the desirable Derwent Avenue in Garforth, Leeds, this exceptional detached house presents a rare opportunity for families seeking a spacious and versatile home. Having been lovingly maintained by the same owner since its construction, this property has been extensively extended over the years, creating a light and airy environment that is perfect for modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge, ideal for relaxation and entertaining. A further hall provides convenient storage space and access to a practical shower room/utility area, as well as a door leading to the garage. The heart of the home is undoubtedly the expansive kitchen/diner, featuring a range of high and low-level units, which flows seamlessly into another large lounge and dining area. This lounge boasts bi-fold doors that open up to the beautifully landscaped garden, creating a perfect indoor-outdoor living experience.

The first floor accommodates five well-proportioned bedrooms, with the main bedroom benefiting from a cleverly concealed en-suite shower room. A separate family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

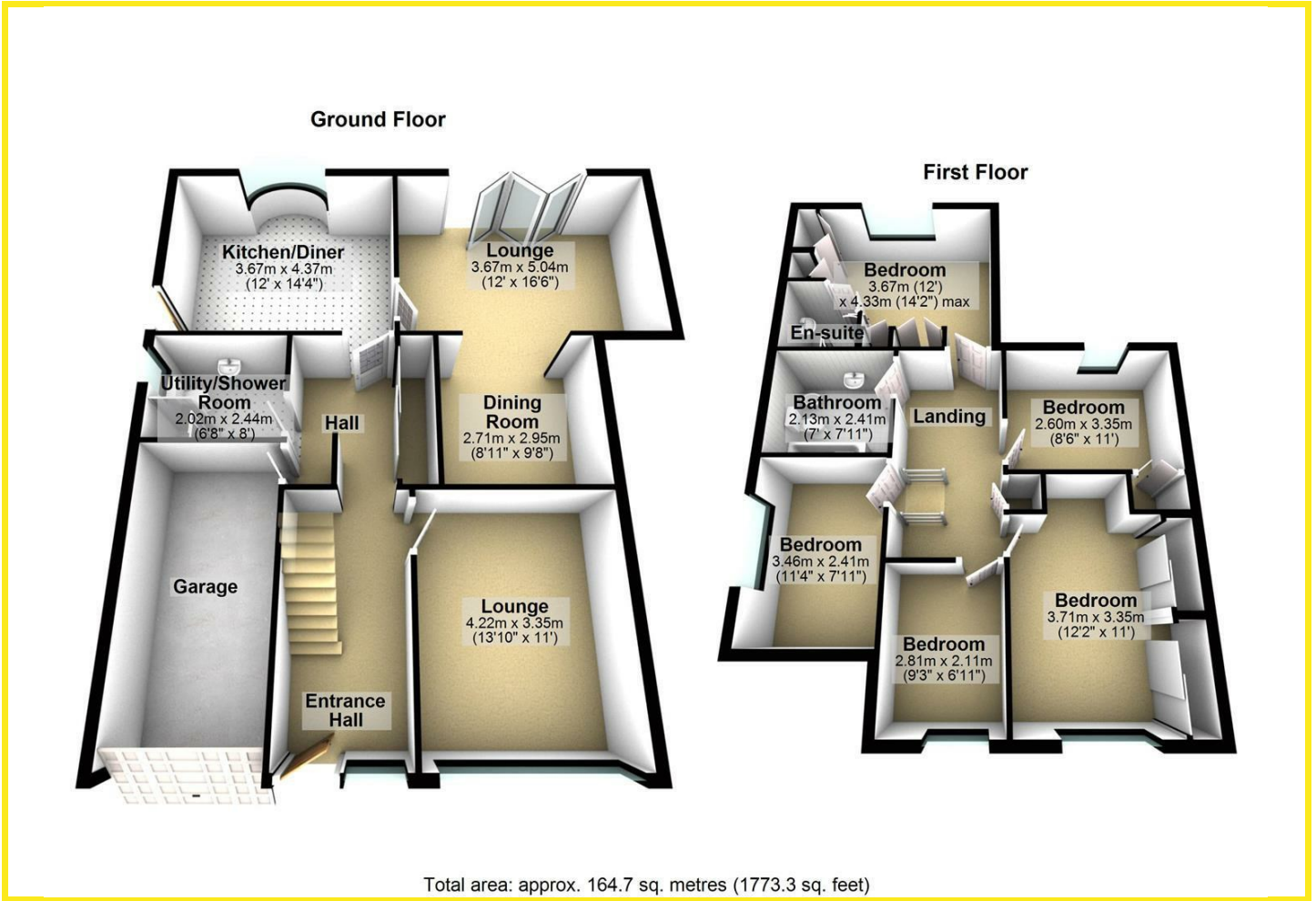
The large rear garden is predominantly low maintenance, featuring patio seating and dining areas, complemented by mature plants and trees that provide a tranquil setting. Additional seating areas at the top of the garden offer a peaceful retreat. Furthermore, the property includes extensive outbuildings, comprising three separate areas that have been used as workshops, presenting exciting potential for further development.

With off-road parking available for up to three cars, this home is not only practical but also perfectly positioned for family life near local schools. This property is a true gem in the market, offering a blend of comfort, space, and potential in a sought-after location.

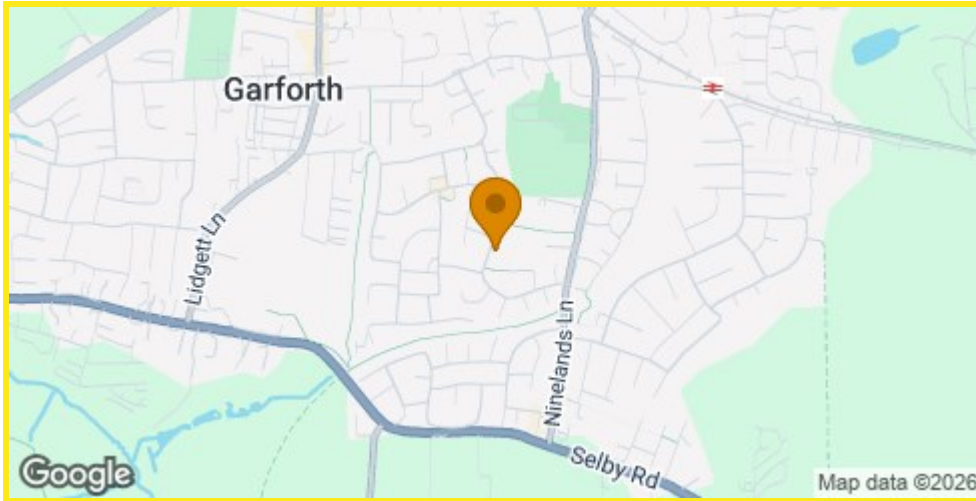




Floor Plan



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 Garforth Main Street turn left on to Church Lane. Follow Church Lane and take the second turning off on the right hand side on to Grange Avenue. Derwent Avenue is then the third turning off Grange Avenue on the left hand side. Alternatively from the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Follow Ninelands Lane and take the third turning left on to Derwent Avenue.

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4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>