

Mike
Dobson



20 Ashlea Close
Garforth, Leeds, LS25 1JX

£400,000

20 Ashlea Close

A well presented three bedroom detached family home situated in a slightly elevated position and on a corner plot in the head of a cul-de-sac on the Grange Estate within Garforth.

The accommodation briefly comprises entrance hall, lounge/diner, conservatory, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, and bathroom/W.C.

In addition the property has PVCu double glazed windows and entrance doors, gas fired central heating with condensing boiler located in a storage cupboard underneath the stairs, modern fitted kitchen with five ring hob, extractor over, built in double oven/grill, integrated fridge & dishwasher, log burner to lounge and plumbing for washing machine, and modern four piece white bathroom suite with separate bath & shower cubicle.

Externally, to the front of the property is a generous sized lawned garden with plants and shrubs to the borders. A long driveway provides off road parking and leads to a detached garage with up and over door. To the rear of the property is a lawned garden with paved patio seating area. There is the added benefit of an additional attached garage.

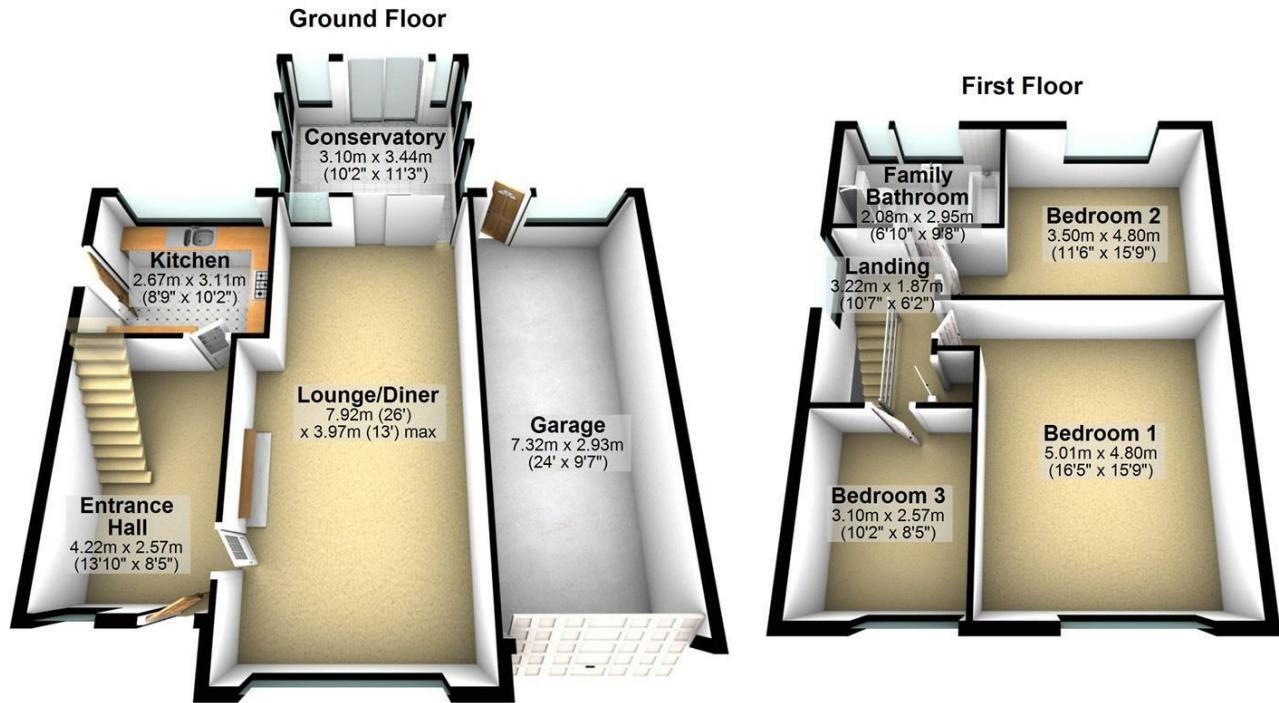
Please note plans have been granted for a double storey extension to the right hand side of the property.



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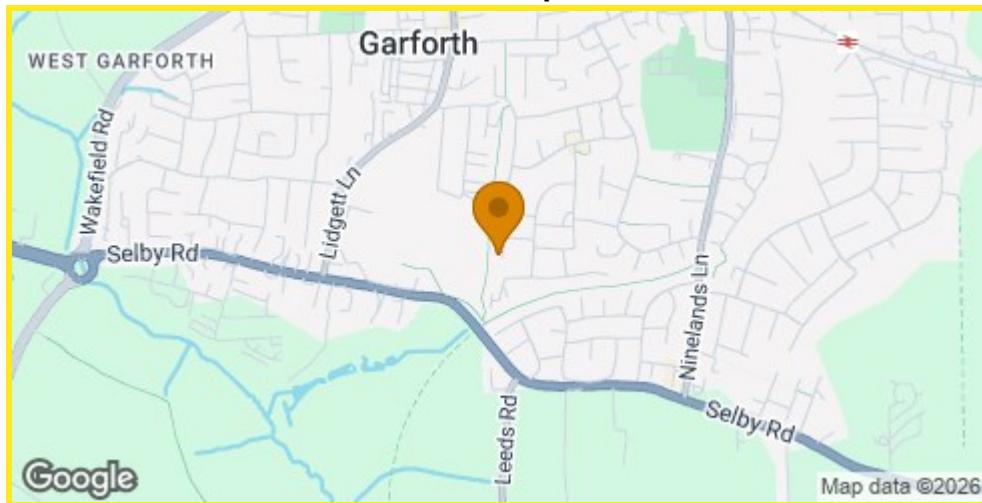


Floor Plan

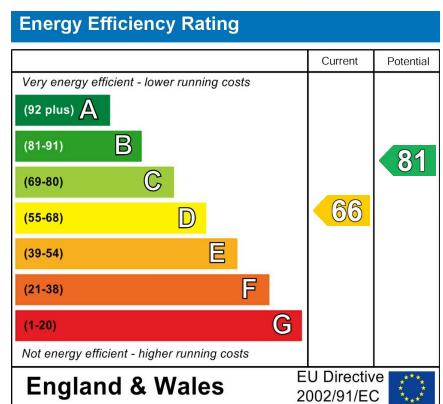


Total area: approx. 141.6 sq. metres (1524.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Main St, Garforth turn left onto Church Lane. Turn right onto Grange Avenue. Turn left onto Lindsay Road. Turn right onto Wharfedale Crescent. Turn right onto Ashlea Close.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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