



18 Meriden Avenue
Garforth, Leeds, LS25 1HX

£495,000

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Nestled on Meriden Avenue in the charming area of Garforth, Leeds, this exceptional detached house presents a rare opportunity for discerning buyers. Boasting three spacious bedrooms, this property is perfect for families seeking comfort and style.

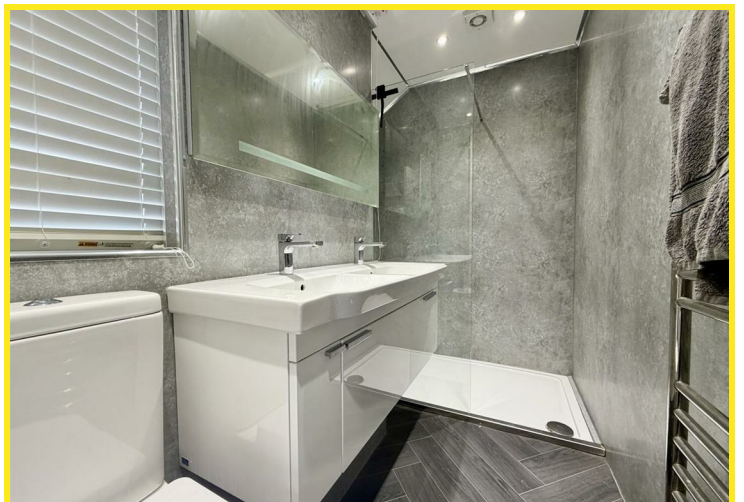
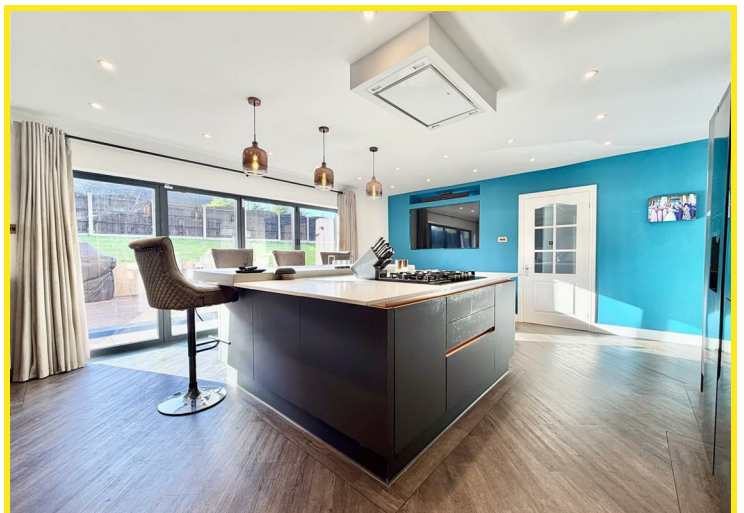
Upon entering, you are greeted by a generous hall that leads to two reception rooms. The lounge features doors that open into a lean-to conservatory. The ground floor also includes a convenient WC and a newly fitted utility room, enhancing the practicality of the home.

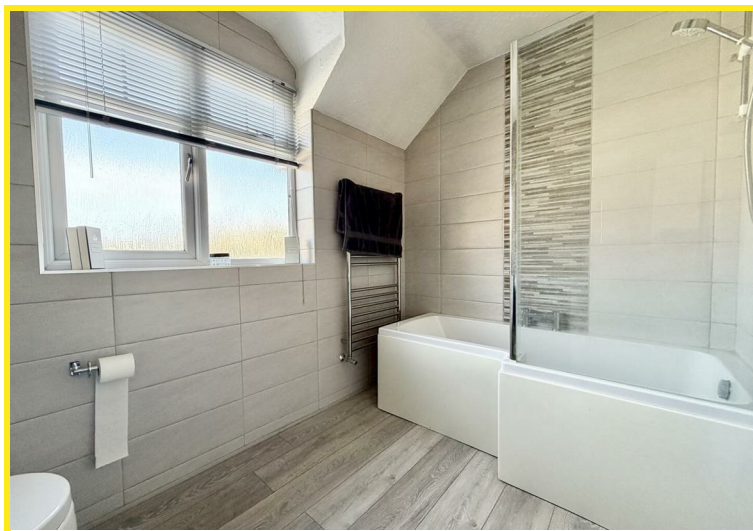
The heart of this residence is undoubtedly the impressive modern kitchen/diner. This stylish space is equipped with a range of integrated appliances, including a double oven, gas hob, dishwasher, and a wine fridge, plus a large island, making it ideal for both everyday living and entertaining. The bi-fold doors seamlessly connect the indoor space to the extensive rear garden, creating a perfect flow for outdoor gatherings.

The first floor is home to three double bedrooms, each featuring fitted wardrobes for ample storage. The main bedroom benefits from a re-fitted en-suite shower room, while a well-appointed family bathroom serves the other bedrooms.

Externally, the property is accessed through a secure gate, offering ample off-road parking. A brick-paved area provides additional space for multiple vehicles or even a motorhome. The detached double garage, measuring an impressive 8m x 10m externally, is currently utilised as a workshop and is equipped with power, lights, water, and a log burner, making it a versatile space for hobbies or projects. The large lawned area and patio seating outside the bi-fold doors create an inviting outdoor retreat, perfect for enjoying sunny days. There is also a further patio seating area and single garage.

This remarkable property on Meriden Avenue is a true gem, combining modern living with ample space and functionality, making it an ideal family home.

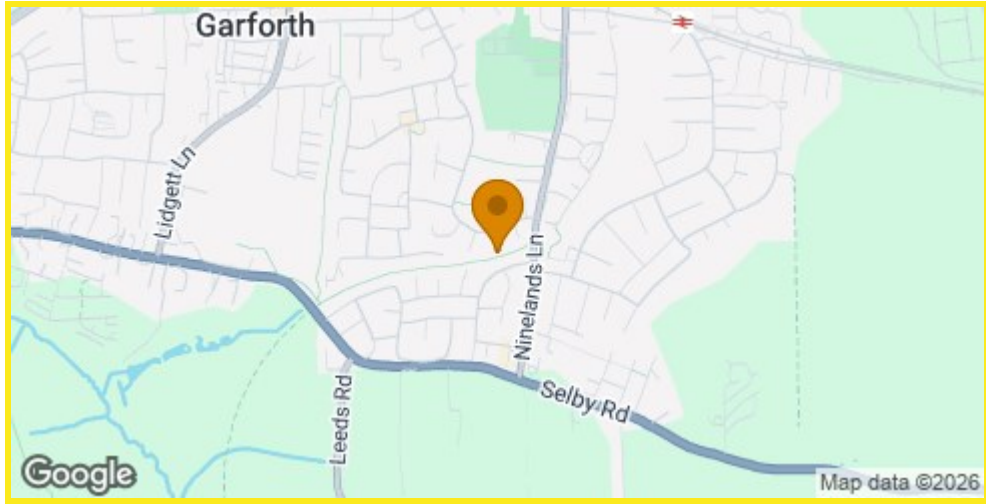




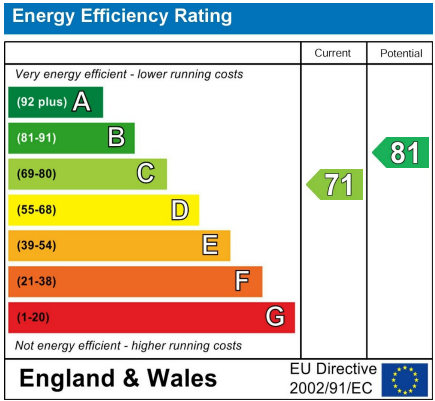
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Follow Ninelands Lane, taking the third turning off on the left hand side on to Derwent Avenue. Meriden Avenue is then the second turning left off Derwent Avenue.