Mike Dobson







17 Grange Avenue

Garforth, Leeds, LS25 1HQ

£400,000

17 Grange Avenue

Nestled in the sought-after area of Grange Avenue, Garforth, this extended three-bedroom detached house offers a perfect blend of modern living and convenience. The property is ideally located within easy walking distance of local shops, schools, and public transport links, making it an excellent choice for families and commuters alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to an impressive 'L' shaped open plan kitchen, dining, and living area. This contemporary space features a modern fitted kitchen complete with integrated double oven and five ring gas hob, ensuring that cooking and entertaining are a delight. The patio doors seamlessly connect the indoor space to the large rear garden, allowing for an abundance of natural light and easy access to outdoor living.

The first floor comprises three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes, providing ample storage. The property also boasts a stylish modern three-piece white shower suite, perfect for refreshing starts to the day.

Externally, the property offers off-road parking at the front, leading to a detached single garage, which adds to the convenience of this home. The private and enclosed rear garden features a patio seating area, ideal for al fresco dining, along with decked steps that lead to a lawn, perfect for children to play or for hosting summer gatherings.

This delightful home is a fantastic opportunity for those seeking a comfortable and stylish living space in a vibrant community. Don't miss the chance to make this property your own.









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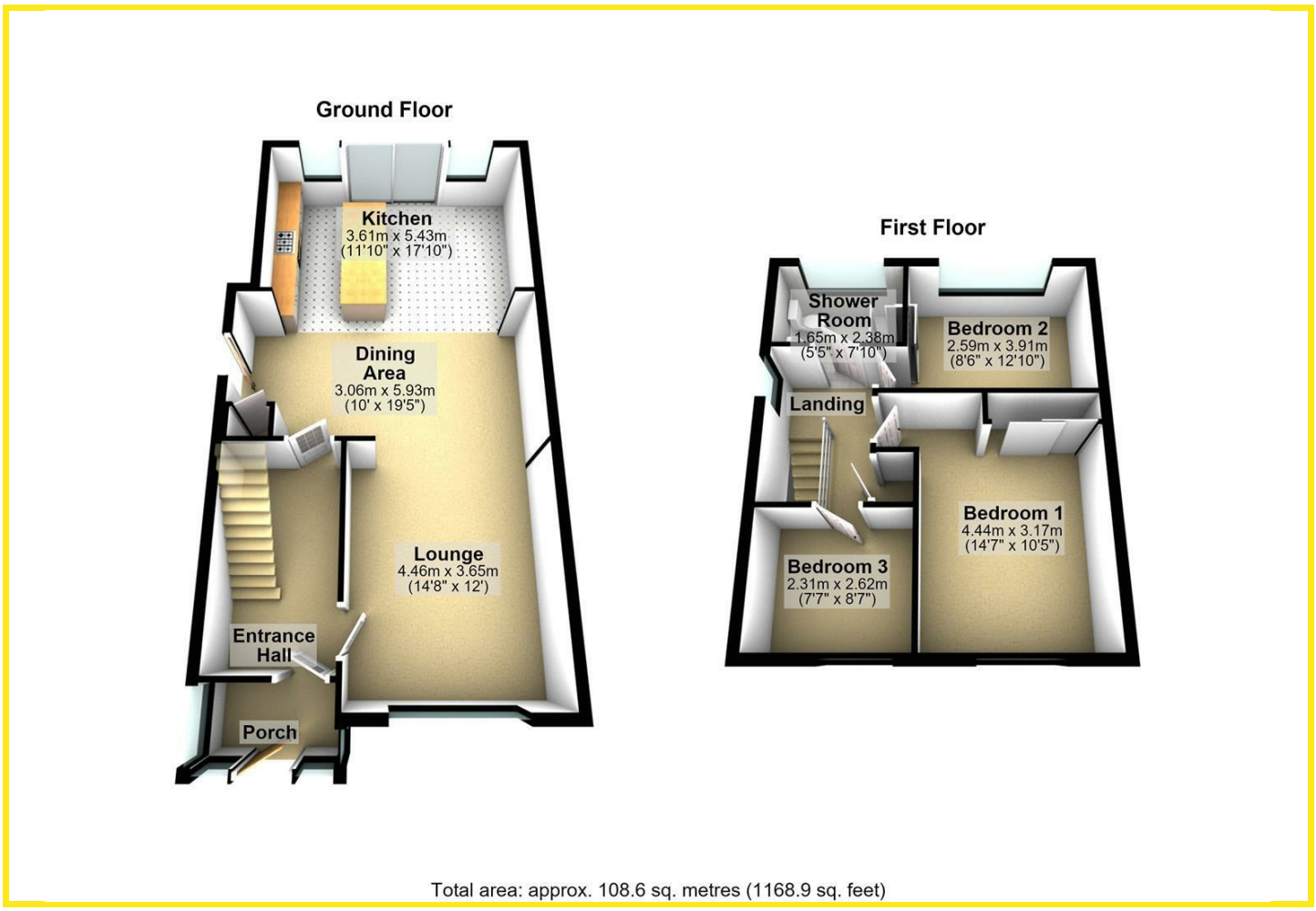








Floor Plan

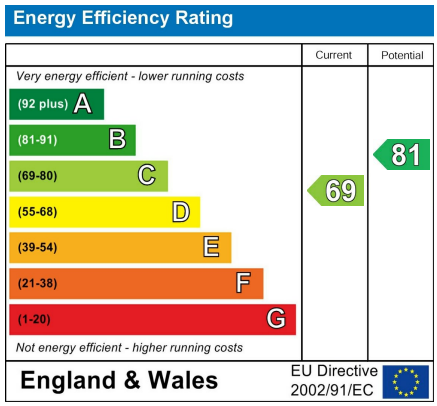


Total area: approx. 108.6 sq. metres (1168.9 sq. feet)

Area Map



Energy Efficiency Graph



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

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