

*Mike*  
**Dobson**



**49 Conisbrough Grove**  
Garforth, Leeds, LS25 2QB

**Offers Over £385,000**

# 49 Conisbrough Grove

Are you ready to be amazed by the amount of space this property offers? Nestled in the desirable area of Conisbrough Grove, Garforth, Leeds, this truly stunning larger style four-bedroom townhouse is a remarkable find. Built by Redrow in 2022, this family home offers a modern and spacious living experience across three well-designed storeys.

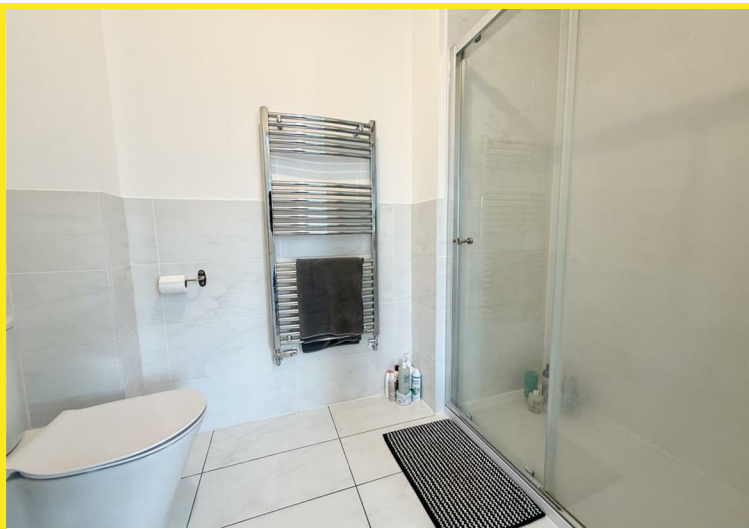
Upon entering, you are welcomed into an open-plan kitchen, dining, and family room that is perfect for both entertaining and everyday living. The contemporary kitchen is fitted with a range of integrated appliances, ensuring that cooking and hosting are a delight. A convenient ground floor WC and a utility cupboard that has space for a washing machine and dryer adds to the practicality of the layout.

The first floor features a spacious lounge, ideal for relaxation, along with a separate WC. The main bedroom is a true retreat, boasting a dressing area and an en-suite shower room, providing a private sanctuary. The second floor accommodates three additional bedrooms, with the second bedroom also benefiting from its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

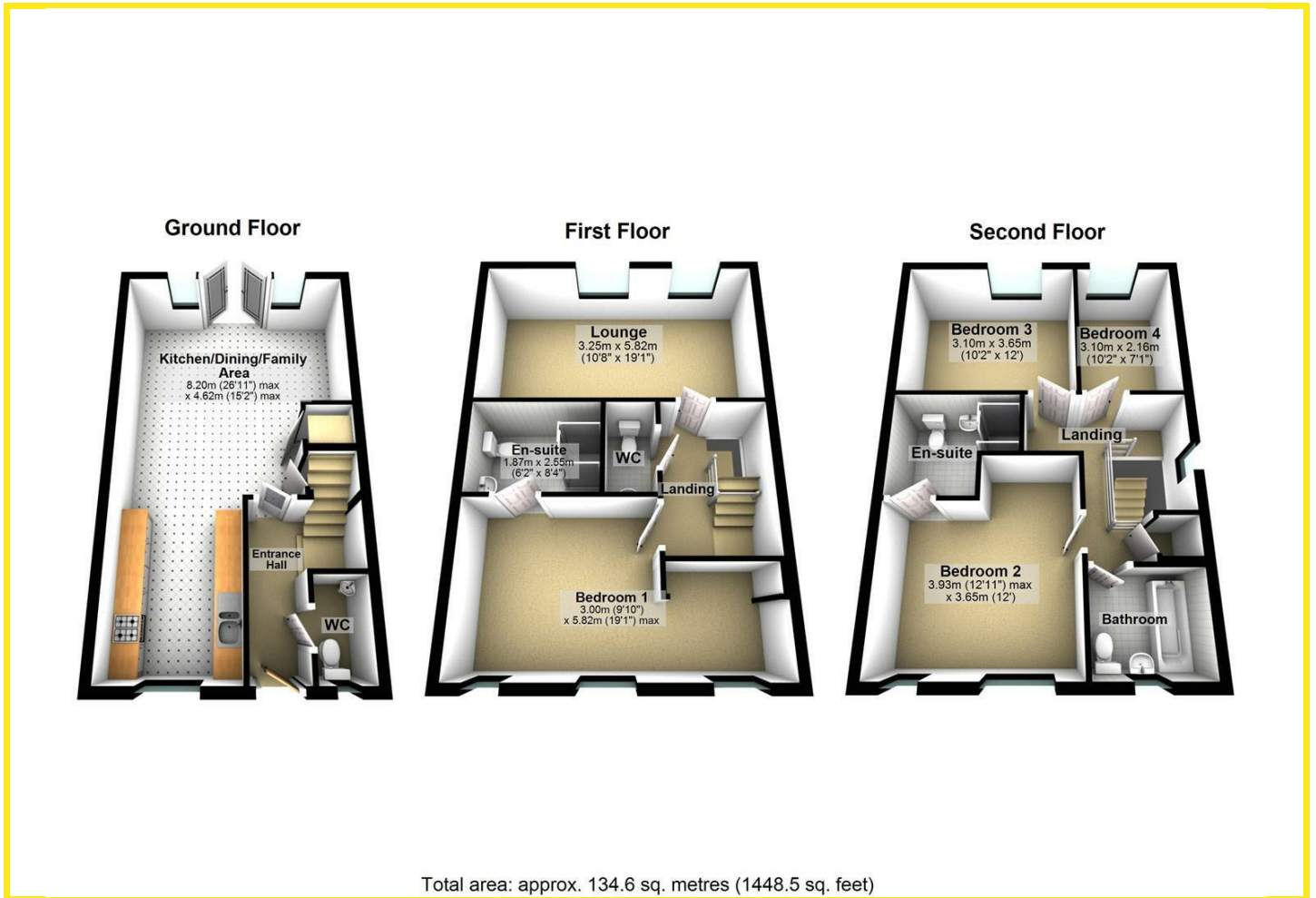
Externally, the property offers off-road parking to the front, complete with an electric vehicle charging point, catering to modern needs. There is also the added benefit of solar panels, helping the property be more energy efficient. The private and enclosed rear garden features a paved seating area and a lawn, creating a perfect outdoor space for family gatherings or quiet evenings.

This exceptional townhouse combines contemporary living with practical features, making it an ideal choice for families or professionals seeking a stylish home in a vibrant community. Don't miss the opportunity to make this stunning property your own.

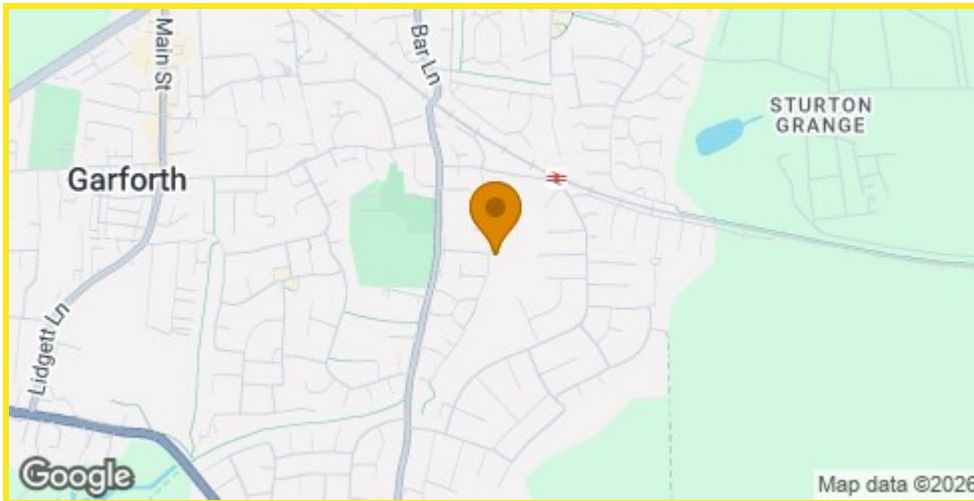




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		96	98
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Garforth office turn left on to Main Street and take the first left on to Church Lane. Follow the road to the T junction and turn right on to Ninelands Lane and then take your third left onto Middleham Drive, continue to the 'T' junction turning onto Conisbrough Grove, the property can be found straight ahead.

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4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mdobson.co.uk](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>