

Mike
Dobson



28 Purbeck Grove
Garforth, Leeds, LS25 1HP

£260,000

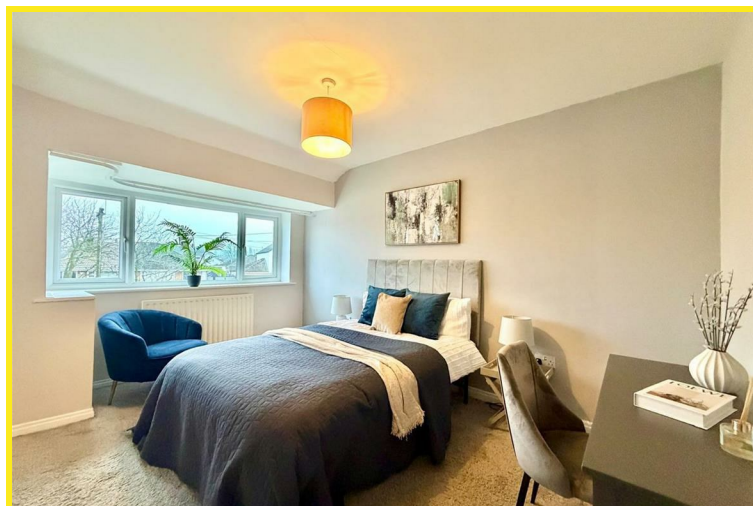
28 Purbeck Grove

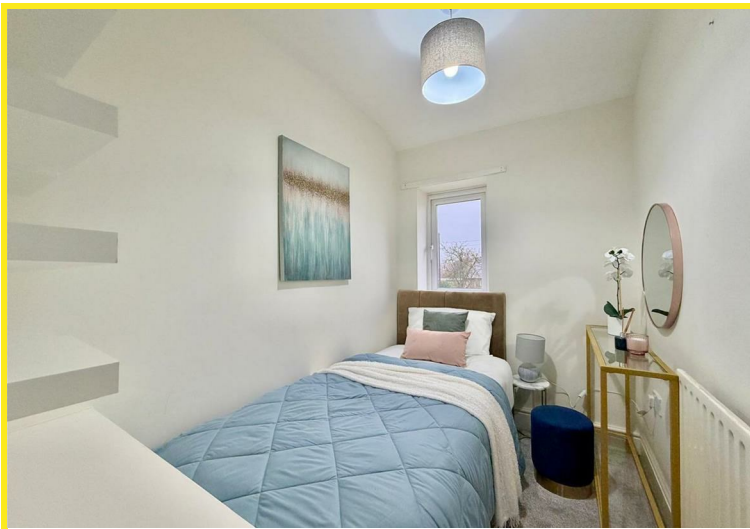
Nestled in the tranquil cul-de-sac of Purbeck Grove, within the sought-after Grange Estate of Garforth, Leeds, this beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and comfort. The property boasts a contemporary fitted kitchen, complete with a double oven and gas hob, which seamlessly connects to the garden through elegant French doors. This feature not only enhances the space but also invites natural light, creating a warm and inviting atmosphere.

The modern bathroom suite is thoughtfully designed, featuring a bath with a shower overhead, a pedestal wash basin, and a low flush WC, ensuring both style and functionality. The house benefits from gas central heating, with a brand new boiler installed in December 2024, providing peace of mind and efficiency.

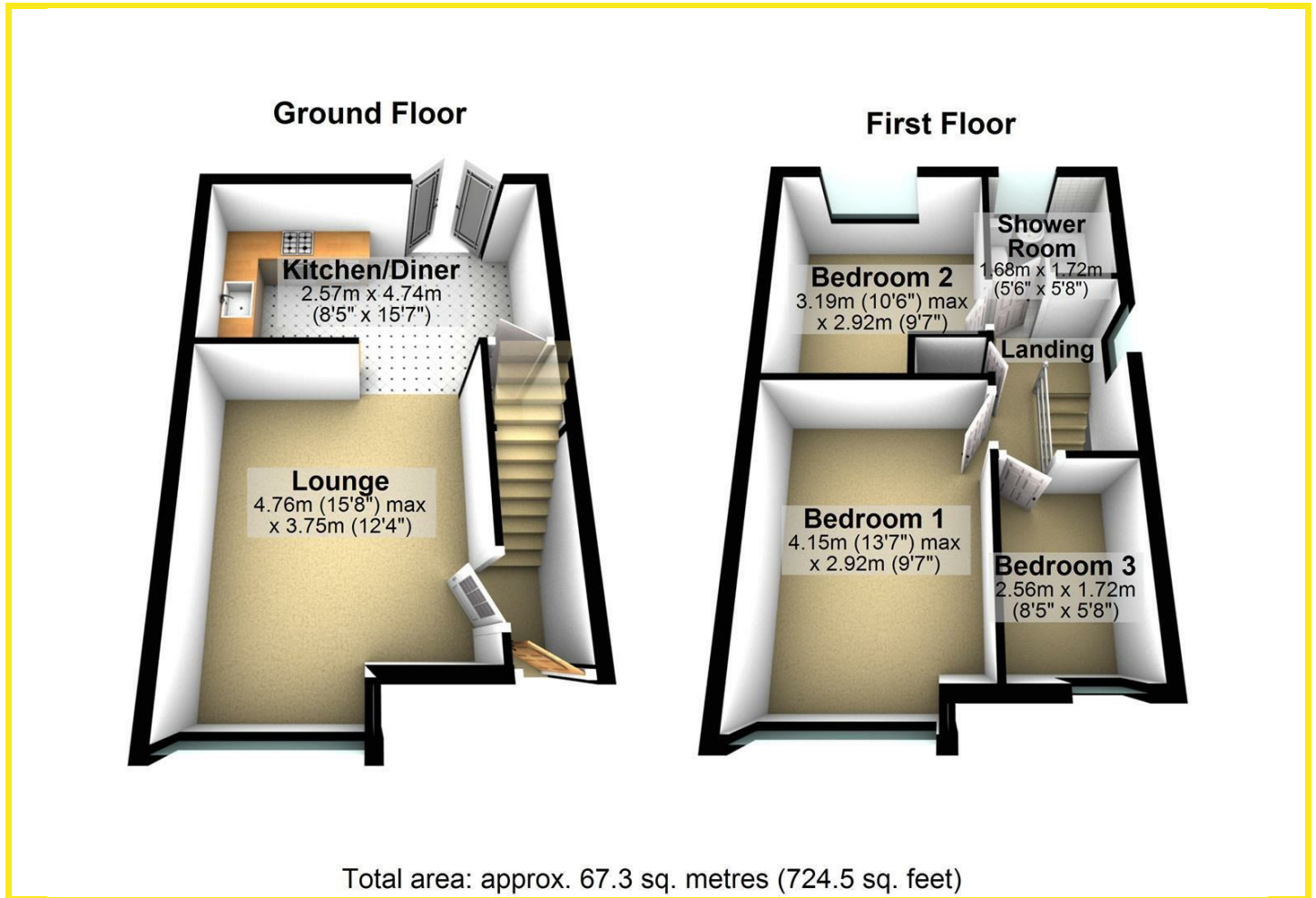
Outside, the property offers ample off-road parking with a brick-paved driveway, complemented by timber gates that lead to a private and enclosed rear garden. This outdoor space is perfect for relaxation and entertaining, featuring a charming brick-paved seating area alongside a well-maintained lawn.

This delightful home is ideal for families or professionals seeking a peaceful yet convenient location, with local amenities and transport links within easy reach. Do not miss the opportunity to make this lovely house your new home.

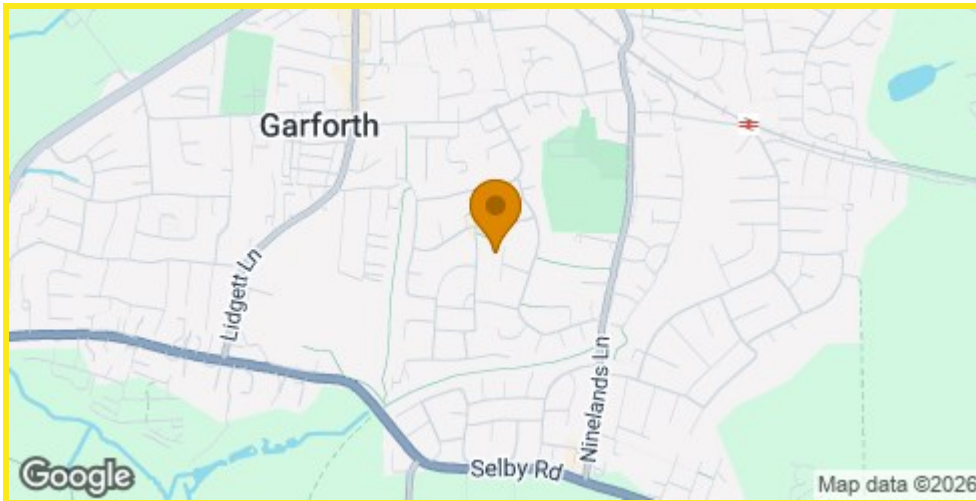




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(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 on to Church Lane by the Library. Follow Church Lane and take the second turning right on to Grange Avenue. From Grange Avenue take the third turning left on to Derwent Avenue. Purbeck Grove is then the second turning right off Derwent Avenue. 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. From this direction Purbeck Grove is the sixth turning left off Derwent Avenue.

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

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