

Mike

Dobson



42 Grange Avenue
Garforth, Leeds, LS25 1JJ

£310,000

42 Grange Avenue

Nestled in the sought-after Grange Estate of Garforth, Leeds, this well-presented three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge/diner, which features sliding doors that lead to a conservatory. This bright space, adorned with a tiled roof and French doors, seamlessly connects to the private rear garden, making it an ideal spot for relaxation or entertaining.

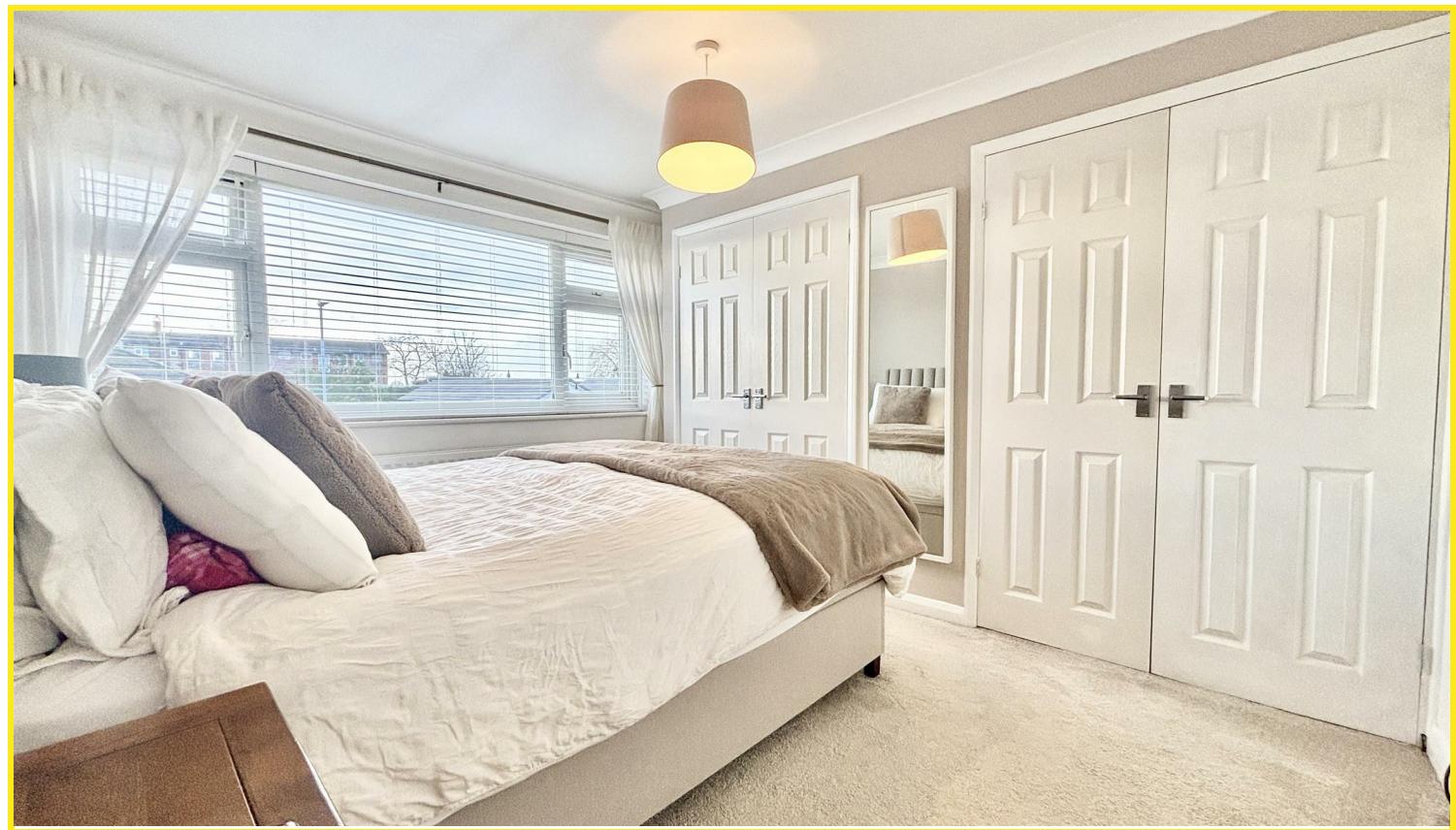
The fitted kitchen is equipped with modern appliances, including an integrated fridge freezer, oven, and hob, ensuring that culinary enthusiasts will feel right at home. The first floor boasts two generously sized double bedrooms, with the main bedroom benefiting from fitted wardrobes, providing ample storage. A third single bedroom is also present, making this property suitable for families or those needing extra space.

The modern re-fitted shower room is a standout feature, showcasing a walk-in shower, a stylish vanity wash basin, and a low flush WC, all designed with contemporary living in mind. Outside, the property offers a driveway that provides off-road parking and leads to a detached single garage, adding to the convenience of this lovely home.

The private and enclosed rear garden features a tiled patio area, a decked seating space, and a lawn, perfect for outdoor gatherings or quiet evenings. Located near local shops, schools, and public transport links, this property is ideally situated for those seeking a vibrant community atmosphere. This semi-detached house is not just a home; it is a lifestyle choice waiting to be embraced.

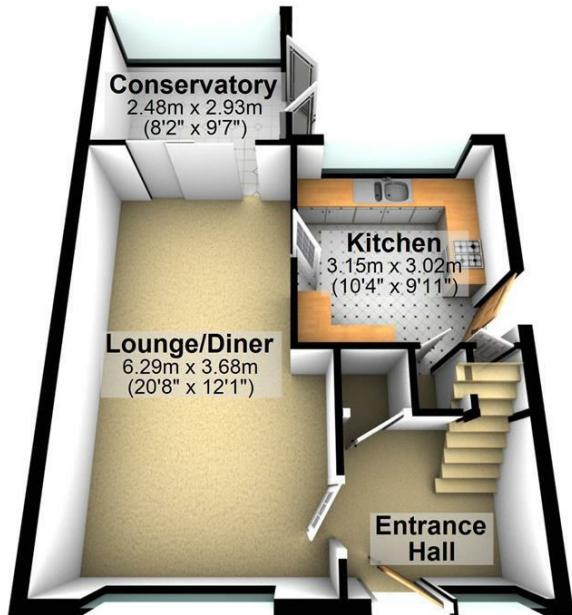


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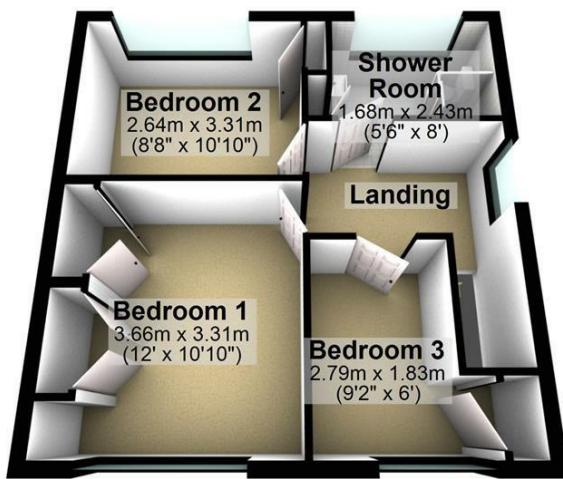


Floor Plan

Ground Floor



First Floor

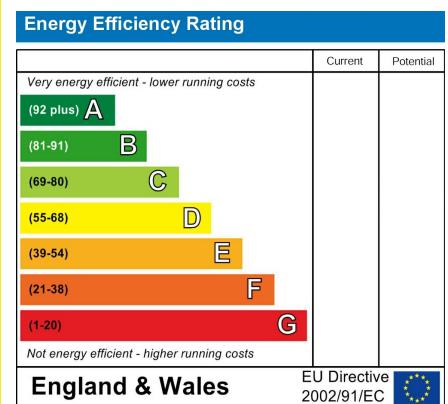


Total area: approx. 86.4 sq. metres (930.5 sq. feet)

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 right hand side.

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