

Mike  
**Dobson**



**24 Burnham Road**  
Garforth, Leeds, LS25 1LA

**Price Guide £360,000**

# 24 Burnham Road

Nestled within the ever-desirable Grange Estate of Garforth, Leeds, this charming three-bedroom detached residence on Burnham Road represents a rarely available opportunity to acquire a home that combines space, privacy, and outlook in equal measure. Occupying a larger-than-average plot, the property enjoys a wonderful sense of seclusion, being not directly overlooked, and benefits from pleasant open views across Garforth, creating an airy and peaceful setting both inside and out.

The home is ready for immediate occupation, allowing the new owners to move straight in while gradually adding their own style and personality. Upon entry, you are welcomed into a spacious dual-aspect lounge, flooded with natural light and perfectly suited for both relaxing and entertaining. The kitchen offers a practical and functional layout, complete with a built-in cooker, fridge and a free standing washing machine, and provides scope for future enhancement.

To the rear, a bright conservatory extends the already ample living space, seamlessly connecting the indoors with the beautifully manicured gardens, which have been carefully maintained and offer an attractive, sunny environment ideal for outdoor enjoyment. The generous garden space further enhances the home's appeal and provides excellent potential for landscaping or extension, subject to the necessary consents.

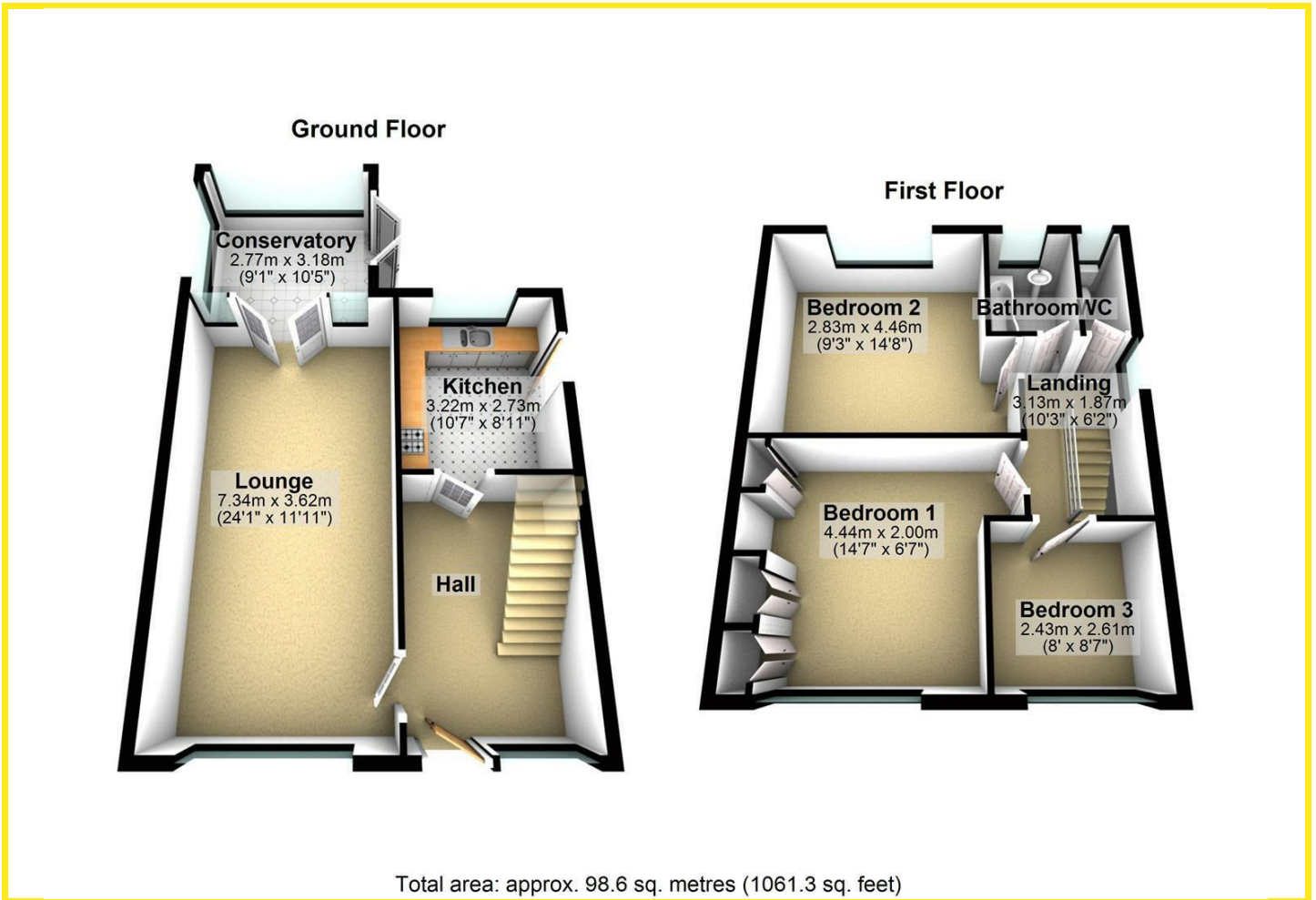
The accommodation comprises two well-proportioned double bedrooms and a single bedroom, which benefits from a useful built-in storage cupboard. A modern family bathroom features a shower over the bath, while a separate WC adds everyday practicality. Completing the offering, a new Worcester Bosch boiler installed in 2025, complete with a ten-year warranty, provides reassurance and long-term peace of mind.

Overall, this is a superbly positioned detached home offering privacy, views, and generous outdoor space—an increasingly hard-to-find combination in such a sought-after location.

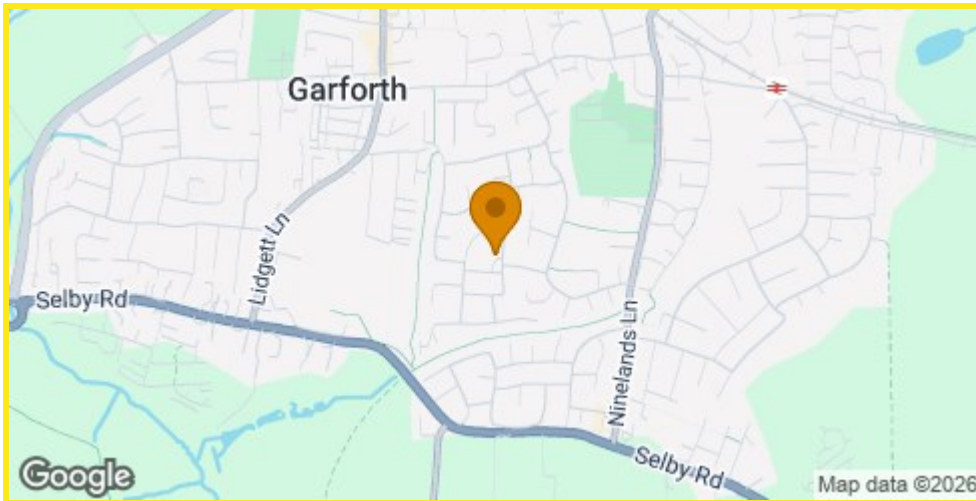




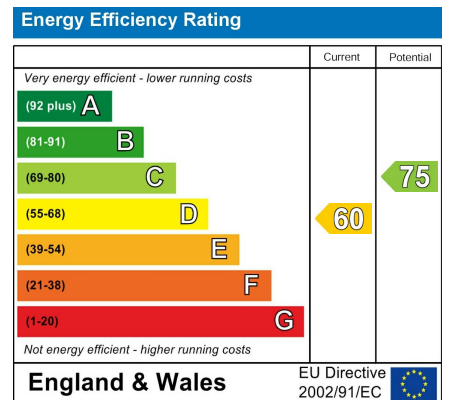
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From the Garforth office, head down Main Street and turn left onto Church Lane. Follow that to the end of the road and turn right onto Ninelands Lane. After passing the primary school, turn right into Derwent Avenue and follow it round until you reach Templars Way on your left hand side, turn here and follow to the end of the road where you will reach Burnham Road and the property is straight ahead, identified by our board.

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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>