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**Dobson**



**69 Acaster Drive**  
Garforth, Leeds, LS25 2BH

**£315,000**

# 69 Acaster Drive

Nestled in the sought-after area of Acaster Drive, Garforth, Leeds, this beautifully presented, extended semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

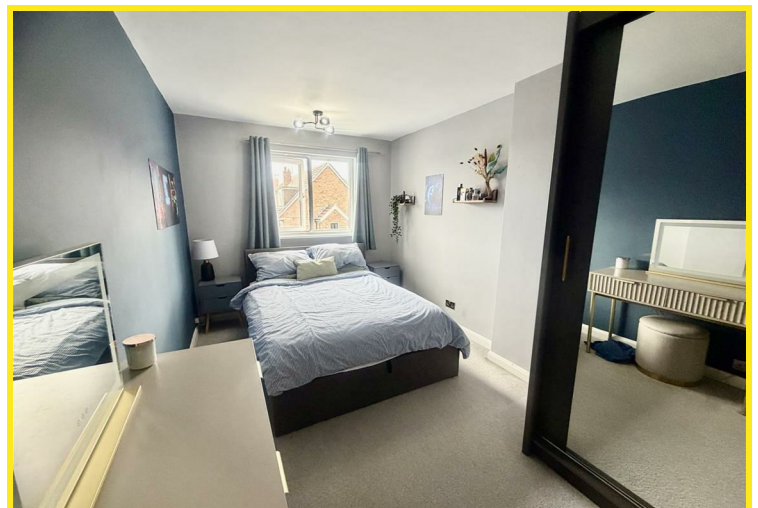
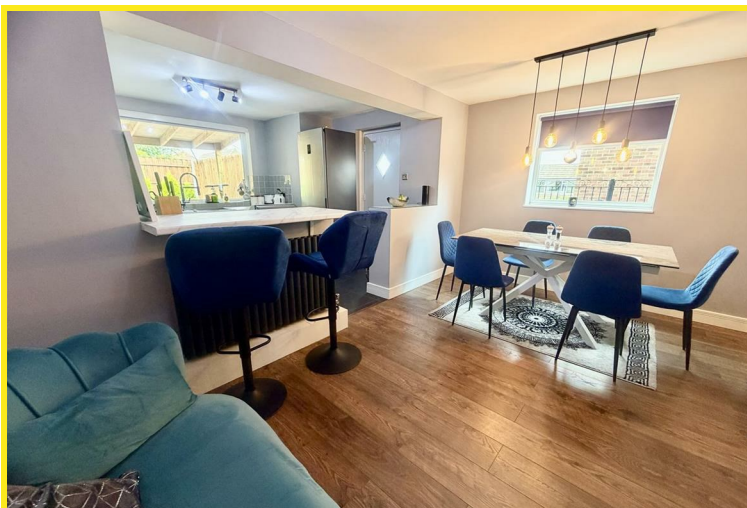
Upon entering, you are welcomed into a spacious lounge that flows seamlessly into a dining and sitting area, creating an inviting atmosphere for both relaxation and entertaining. The fitted kitchen is equipped with a built-in oven, hob, and extractor, making it a delightful space for culinary enthusiasts.

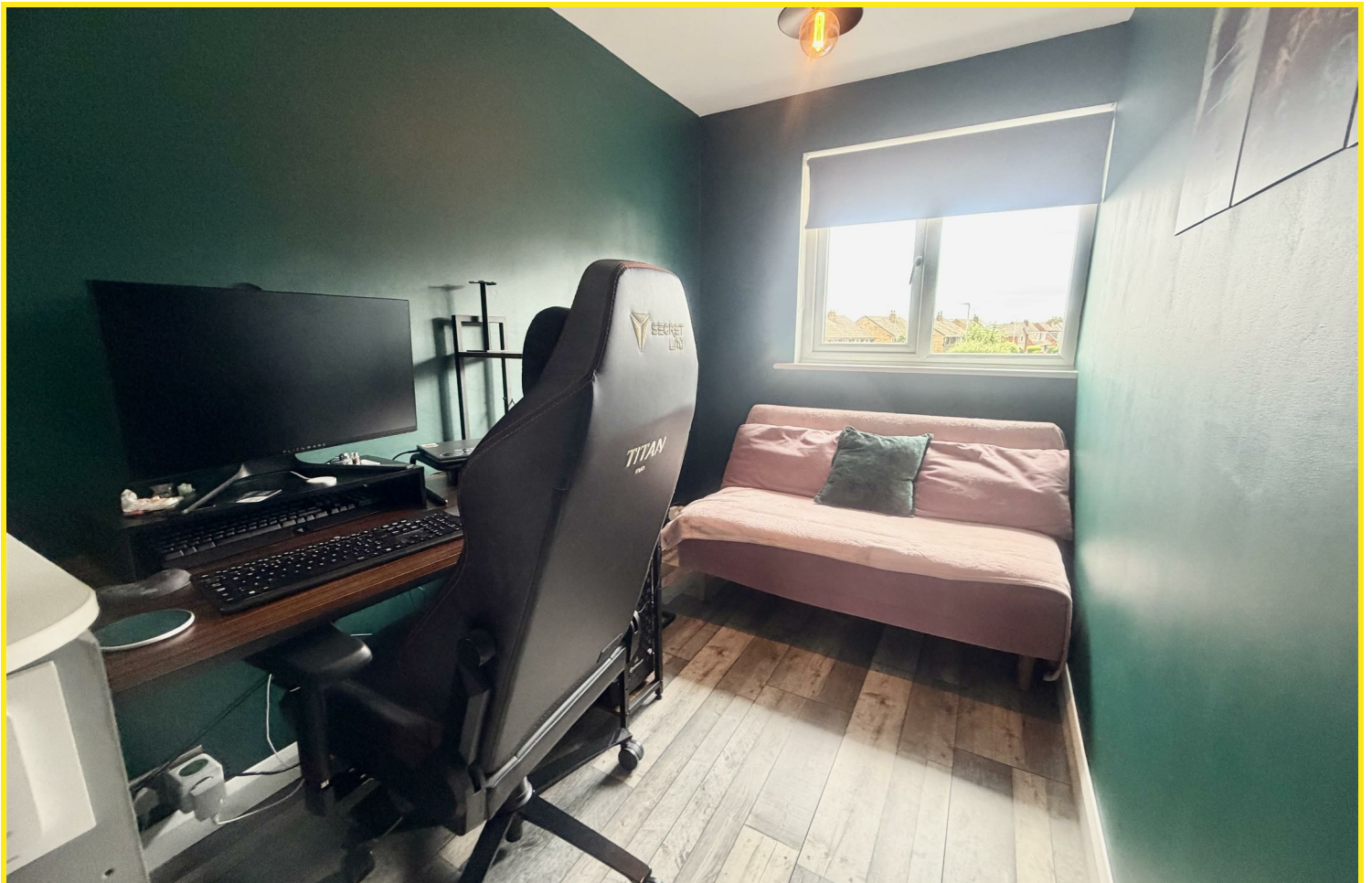
The first floor features three bedrooms, providing ample accommodation, while the modern re-fitted bathroom boasts a stylish three-piece white suite, complete with a shower over the bath and a sidescreen, ensuring convenience and comfort for all residents.

This home has been thoughtfully updated, featuring new central heating, PVCu double glazing, and new composite entrance doors, enhancing both energy efficiency and security, plus it has been re-wired throughout. Additionally, the loft access with a ladder and partial boarding offers extra storage options, catering to your organisational needs.

Externally, the property is equally impressive, with a resin driveway that accommodates parking for up to five vehicles, complemented by wrought iron gates leading to a detached garage. The fully enclosed private rear garden is designed for low maintenance, featuring paving, raised planters, and a seating area with a gazebo, perfect for enjoying the outdoors in peace.

In summary, this semi-detached house on Acaster Drive is a wonderful opportunity for those looking for a modern, spacious home in a popular location. With its excellent amenities and charming features, it is sure to attract interest from discerning buyers.

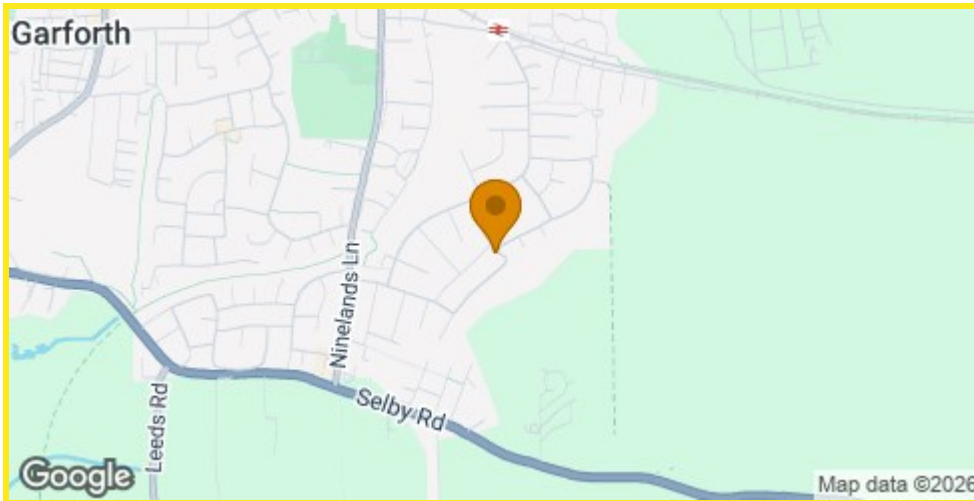




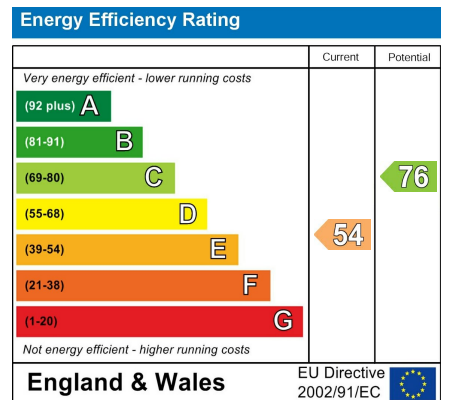
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. From Ninelands Lane take the first turning right on to Hazelwood Avenue. Follow Hazelwood Avenue to the 'T' junction and turn left onto Acaster Drive and follow the road to the bend where the property can be found on the left hand side.

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