Mike Dobson







11 Denesway

Garforth, Leeds, LS25 2AT

£270,000

11 Denesway

+++ NO CHAIN +++ Situated in the desirable area of Denesway, Garforth, Leeds, this charming three-bedroom semi-detached house offers a perfect blend of comfort and potential. Upon entering, you are greeted by a spacious open-plan lounge and dining area, illuminated by a large window and enhanced by patio doors that lead directly into the beautifully maintained rear garden. The fitted kitchen is equipped with free-standing appliances and also provides access to the garden, making it ideal for entertaining or enjoying family meals.

The property boasts two generous double bedrooms, with the first featuring fitted wardrobes for ample storage, while the second includes a convenient storage cupboard. A third single bedroom, also with a storage cupboard, completes the sleeping arrangements. The modern shower room, adorned with full-height tiles, adds a touch of elegance to the home.

Additional features include a loft space with pull-down ladders, which is boarded and equipped with power, providing further storage options or potential for conversion. The Glow Worm boiler has been serviced annually, ensuring peace of mind regarding heating and hot water.

The exterior of the property is equally impressive, with beautiful front and rear gardens showcasing patio areas and mature shrubs, perfect for outdoor relaxation. A separate single garage with a new door and fascias, along with a long driveway recently resurfaced to accommodate multiple vehicles, adds to the convenience of this home.

Situated in a sought-after area, this property is close to local schools and transport links, making it an ideal choice for families. With numerous options for extending and updating, this semi-detached house presents a wonderful opportunity to create your dream home in a vibrant community.









Garforth, Leeds, LS25 2AT





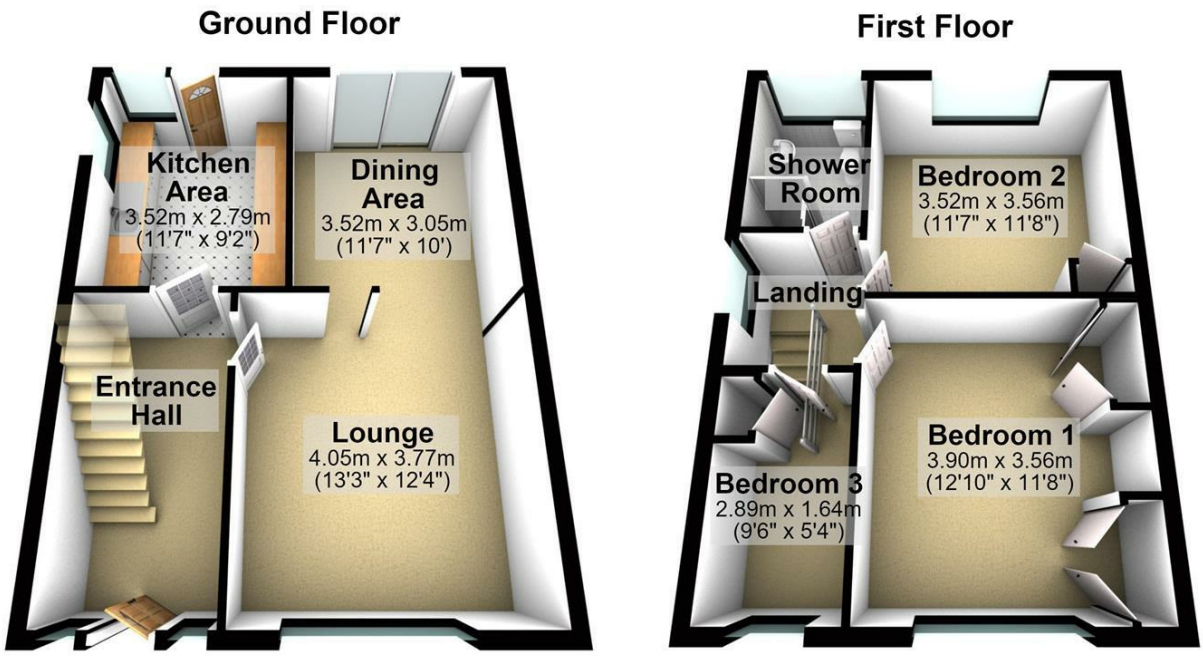






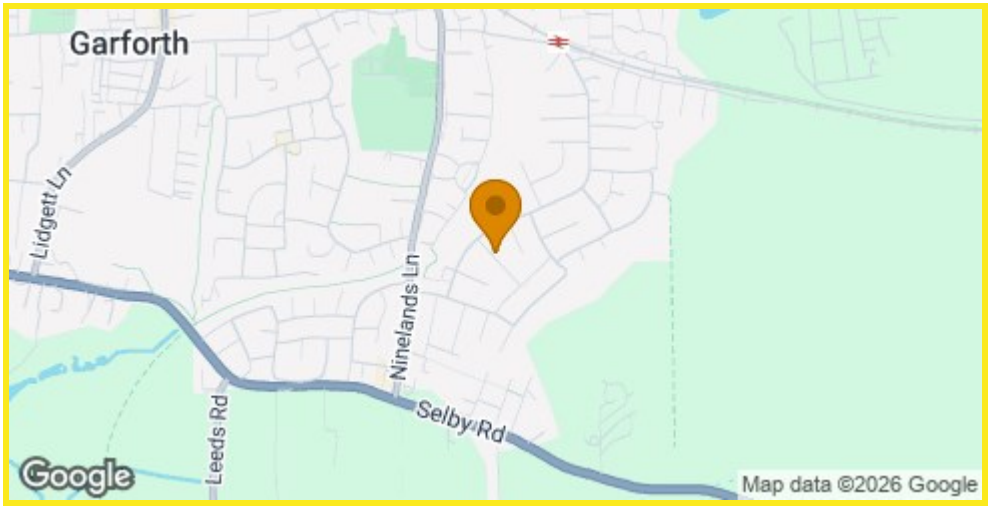


Floor Plan

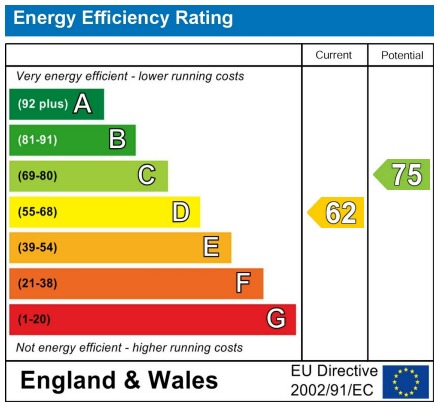


Total area: approx. 85.4 sq. metres (918.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Take the first turning right off Ninelands Lane on to Hazelwood Avenue, then first left on to Fairburn Drive. Denesway is then the second turning right off Fairburn Drive.

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

4 Main Street, Garforth, LS25 1EZ
Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk