Mike Dobson







# 24 Grange Avenue

Garforth, Leeds, LS25 1JJ

**£400,000**

# 24 Grange Avenue

Mike Dobson's are delighted to bring to the market this stunning, show home standard four bedroom extended semi-detached family home, situated on the ever-popular Grange Estate in Garforth.

The accommodation briefly comprises: newly built open porch, entrance hall, lounge, impressive open-plan kitchen/dining/living space, shower room/W.C., first floor landing, four bedrooms and modern family bathroom/W.C.

The property boasts a fantastic range of features including an alarm system, cavity wall insulation, PVCu double glazing and gas central heating, with a Worcester combination boiler installed approximately five years ago and serviced annually.

The modern kitchen is fitted with granite work surfaces, induction hob, extractor, double oven, integrated slimline dishwasher and space for a fridge/freezer. The property also benefits from fitted wardrobes to bedrooms one, two and three, while the loft has a pull-down ladder and is partly boarded for additional storage.

To the front, the newly constructed open porch provides a smart and welcoming entrance, while a block-paved driveway provides off-road parking.

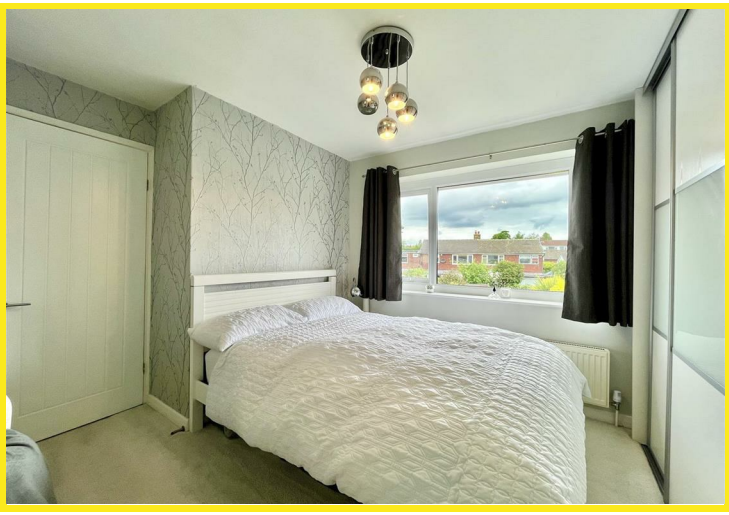
The rear garden is a particular highlight, being fully enclosed, secure and beautifully landscaped. Designed with both relaxation and entertaining in mind, it features a generous lawn, composite decking and several seating areas. Further benefits include a timber shed, outside tap and external lighting.

With its excellent presentation, spacious accommodation and fantastic outdoor space, this is a home that truly needs to be seen to appreciate everything it has to offer.





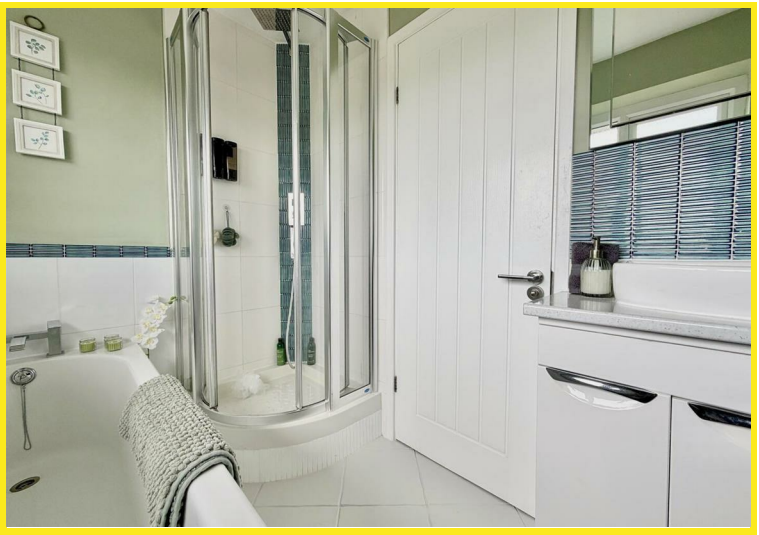




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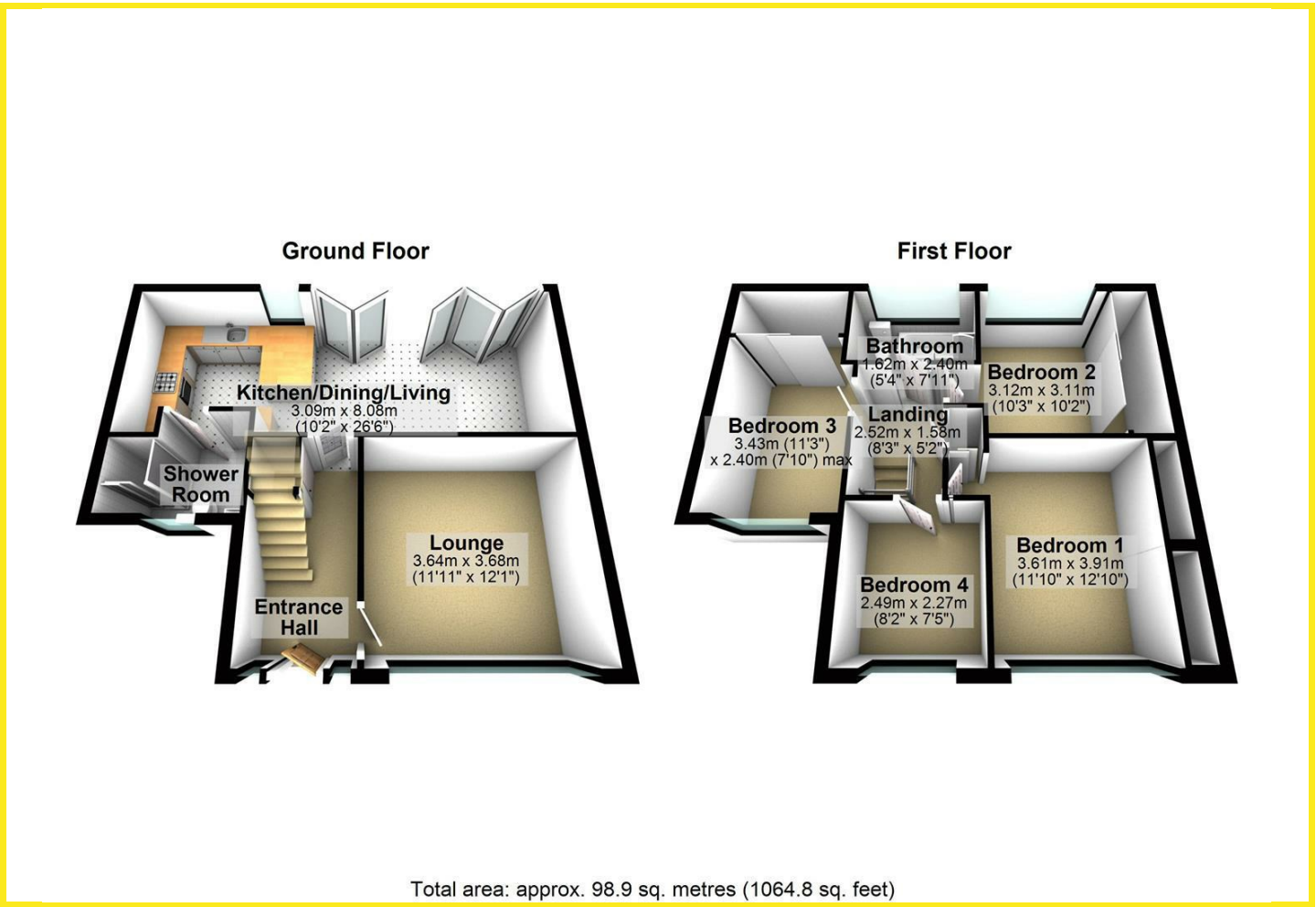







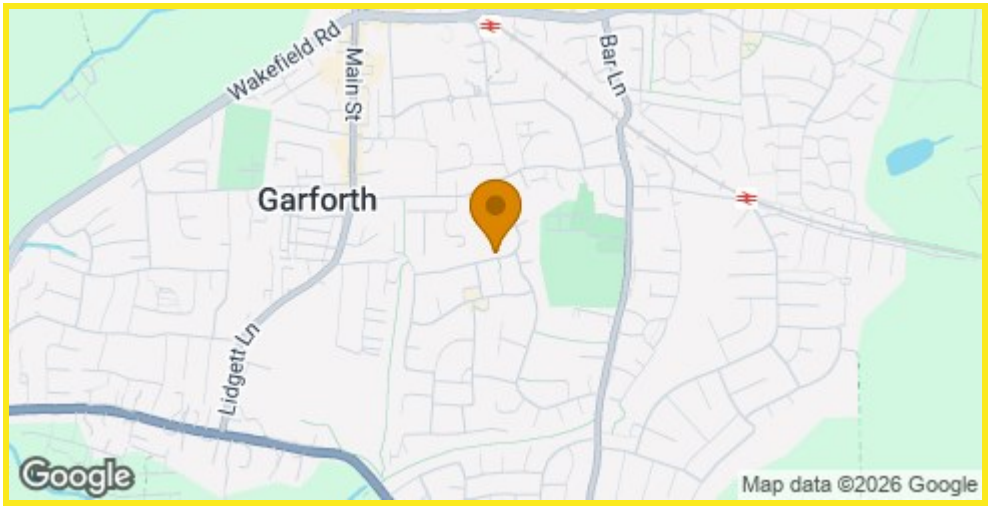


## Floor Plan

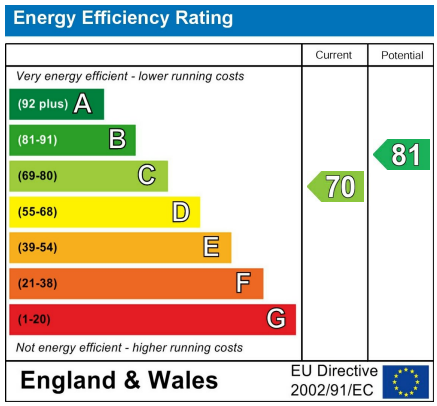



Total area: approx. 98.9 sq. metres (1064.8 sq. feet)

## 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.

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.

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