



Grange Avenue | Garforth | LS25 1HQ

Chain Free £375,000

Ext. Three Bedroom Detached House | Council Tax Band E | EPC Rating D

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*** EXT. THREE BEDROOM DETACHED * NO CHAIN! * GOOD SIZED REAR GARDEN * TWO RECEPTION ROOMS * GARAGE & DRIVE ***

Spacious extended detached house, ideally situated in a sought after location, offering convenient access to excellent public transport links, local schools, and a range of amenities. This impressive family home occupies a good sized plot and is offered to the market with the distinct advantage of NO ONWARD CHAIN!

The property features two reception rooms, providing ample space for both relaxing and entertaining. The first reception room is enhanced by large windows allowing for plenty of natural light and features a charming fireplace—perfect for cosy evenings in. The second reception room boasts lovely garden views, creating a tranquil atmosphere.

The accommodation includes three generously proportioned double bedrooms, ideal for families. The master bedroom benefits from built-in wardrobes, offering excellent storage solutions. There is a convenient downstairs W.C. for added practicality. The well-appointed kitchen provides everything needed for family living.

Externally, the property continues to impress with ample driveway parking and an attached single garage, offering both security and ample storage. The good sized rear garden is thoughtfully designed with a patio area and a lawn, perfect for al fresco dining and children's play.

Further benefits include double-glazing and central heating throughout, ensuring efficiency and comfort year-round. This fantastic property would make an ideal home for a growing family seeking space, comfort, and convenience in a desirable area.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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