



Derwent Avenue, Garforth, Leeds, LS25 1HN

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- OFF STREET PARKING
- OPEN PLAN LAYOUT
- BEAUTIFULLY MANICURED REAR GARDEN
- SOUGHT AFTER LOCATION
- EPC RATING- C / COUNCIL TAX BAND- C

Asking Price £325,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this charming two bedroom, semi-detached bungalow in Garforth. This property has served as a loving family home for twenty-four years.

Upon entrance of the property you are met with a welcoming entrance hall which provides access to both bedrooms, the house bathroom, the lounge and the kitchen diner.

The principle bedroom is a well proportioned, bright, double room and the second bedroom is a single room which is enhanced by built in wardrobes - this space serves perfectly as a bedroom but could also be used as a dressing room.

The fully tiled, house bathroom features a walk in rainfall shower, low level W/C, wash hand basin and a heated towel rail. As well as this the bathroom is enhanced by a vanity unit which provides ample storage space.

Graduating through the property, you arrive at the lounge. This cosy lounge is fully carpeted providing a warm comforting feeling - the perfect place to unwind and spend your relaxing evenings.

The lounge opens up into the kitchen diner. This space features herringbone style heavy duty, luxury, vinyl flooring, a multifuel log burner with a quartz hearth, an island with built in storage and large French doors providing access to the rear garden while also flooding the kitchen living diner with light, brightening up the space and filling the home with a positive, airy atmosphere.

The modern kitchen comprises of a range of sleek base units, a Hot Point induction hob, integrated dishwasher and space for an oven and fridge freezer.

Ascending up to the fully boarded loft - this space is fit with power and a fan as well as featuring a built in bath.

Moving out of the property, we reach the beautifully manicured rear garden which is the perfect place to spend your mornings. This garden is a charming suntrap with a combination of paved patio and laid to lawn areas. There are multiple areas for seating which is perfect for garden parties and family gatherings.

Externally, the property benefits from an electric vehicle charger, concrete heritage imprint driveway, secure gates and a garage with an electric door. As well as this, there is a pebbled area at the front of the property which boasts a range of well maintained, mature shrubs and bushes.

Garforth is a town in West Yorkshire which is around 7 miles east of Leeds. It is popular with commuters due to its excellent road links to the M1, M62, and A1(M) motorways, as well as two railway stations connecting to Leeds and Hull. Garforth also has a range of primary and secondary schools, including Garforth Academy.



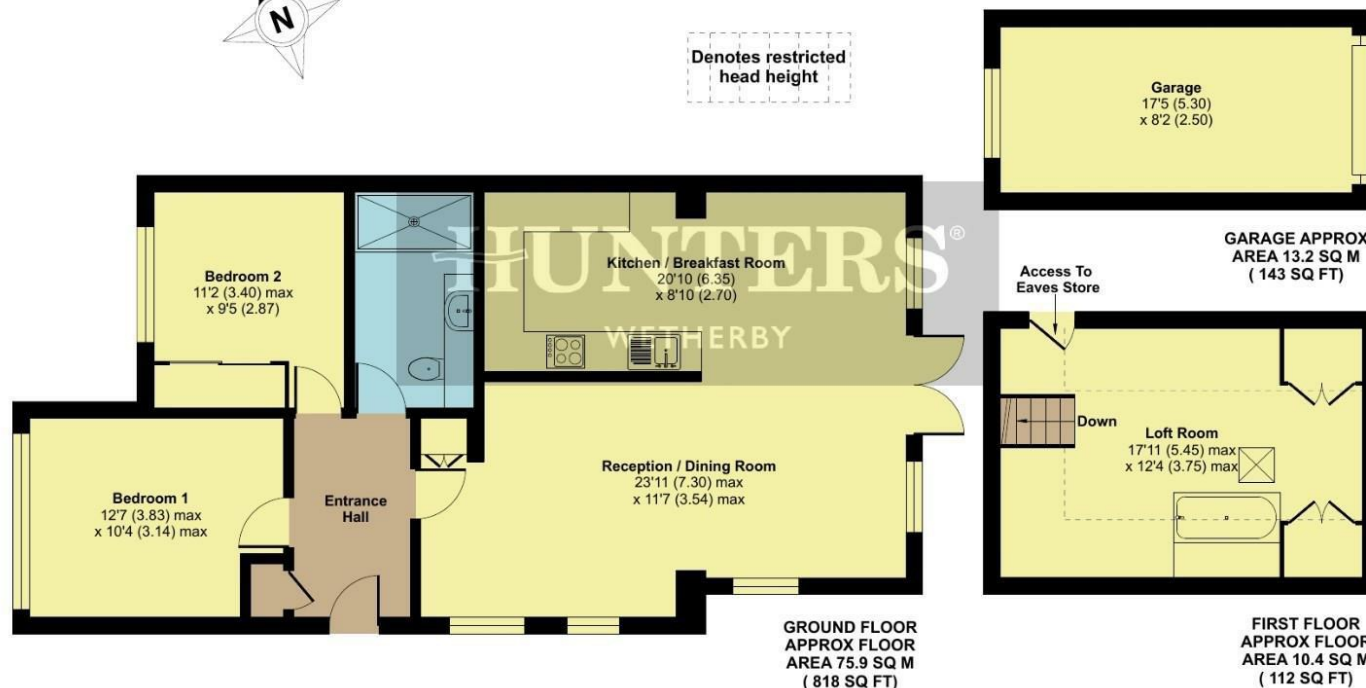


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Approximate Area = 930 sq ft / 86.3 sq m
 Limited Use Area(s) = 108 sq ft / 10 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1181 sq ft / 109.5 sq m
 For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. 2024 REF: 1348896

Viewings

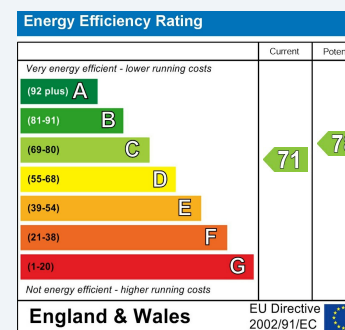
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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