

*Mike*  
**Dobson**



**2 The Grange**

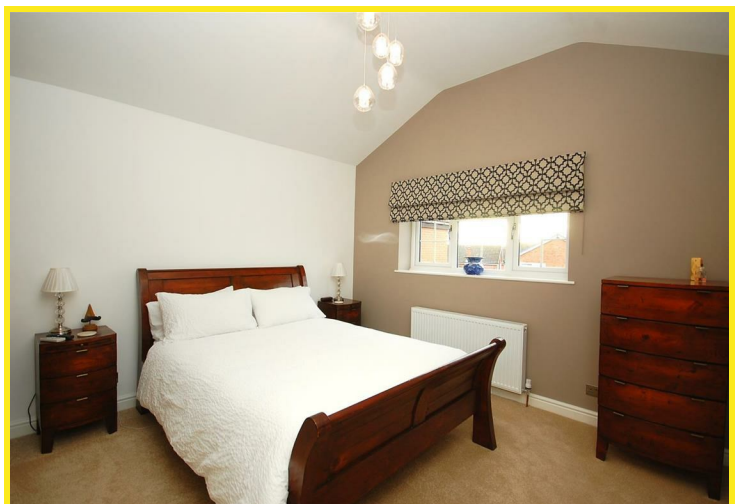
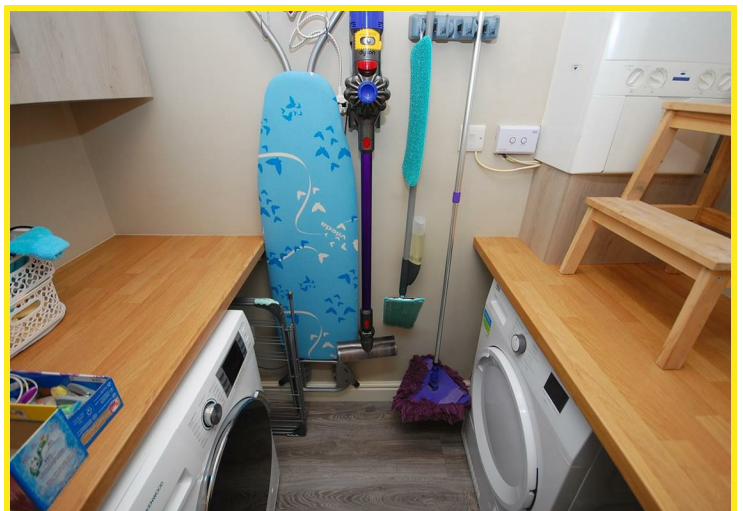
Garforth, Leeds, LS25 2NR

**£425,000**



## 2 The Grange

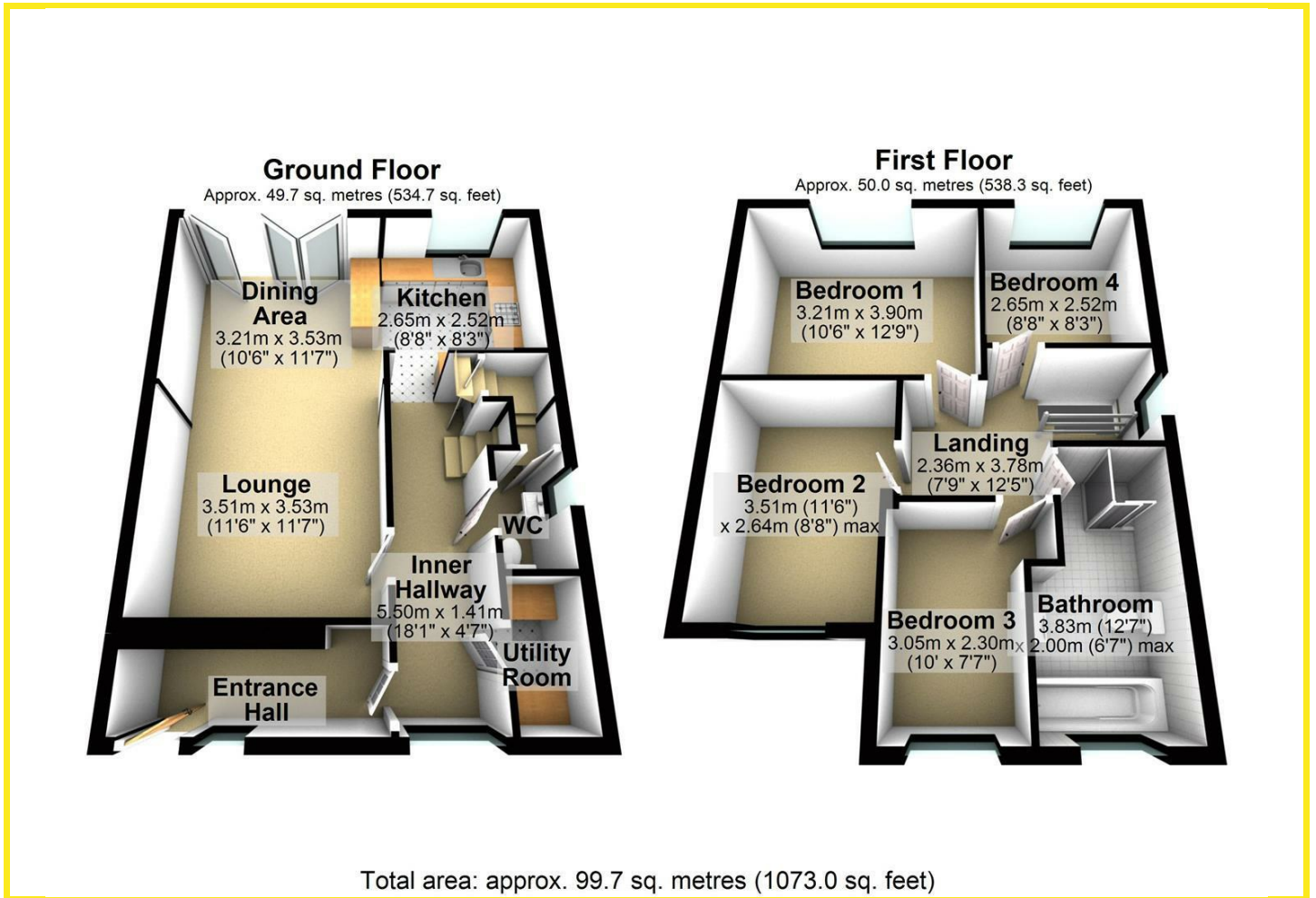
An opportunity has arisen to purchase this immaculately presented, fully refurbished and modernised four bedroom detached property, having been extended and re-configured by the current owners from a three bedroom to create an entrance hall, extra dining space and bedroom. The property sits in an enviable cul-de-sac location in the popular area of East Garforth and within walking distance of local amenities and East Garforth train station'. BEING SOLD WITH NO CHAIN, the accommodation briefly comprises entrance hall, inner hallway, UTILITY ROOM, SEPARATE W.C., kitchen, DINING AREA, lounge, bedroom 1, bedroom 2, bedroom 3, bedroom 4, and family bathroom/W.C. In addition, the property has A DUAL FUEL AIR CONDITIONING UNIT offering hot and cold air to both floors, PVCu double glazed windows, BI-FOLDING DOORS from the dining area leading to the rear garden, gas fired central heating with Ideal combination boiler, water meter and smart electric meter, SOLID OAK INTERNAL DOORS throughout, NEW CONSUMER UNIT, beautiful MODERN NEW KITCHEN with four ring gas hob, extractor over, built in double oven, INTEGRATED FULL HEIGHT FRIDGE, FREEZER, DISHWASHER, LOFT BEING FULLY INSULATED and having a light, and FULLY TILED FOUR PIECE WHITE BATHROOM SUITE with bath and large walk in separate shower. Externally, to the front of the property is an open plan lawned garden. There is an ALLOCATED PARKING SPACE in the bay directly opposite the house, which can be identified upon inspection. The BLOCK PAVED DRIVEWAY OFFERS OFF ROAD PARKING FOR TWO VEHICLES and DOUBLE COMPOSITE GATES lead to a DETACHED BRICK BUILT PITCHED ROOF GARAGE with up and over door, having window and side access door. To the rear, is a WELL-MAINTAINED SOUTH FACING GARDEN with lawned area and block paved seating area. There is an additional paved area behind the garage, and an area down the side of the property which is ideal for bin storage. There are external double power points, outside tap and dusk to dawn lighting.







# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the fifth turning off on the right hand side on to Sturton Lane. Follow Sturton Lane and take your sixth left onto The Chase then first right onto The Grange.

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 firm's 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](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>