

Mike  
**Dobson**



**11 Derwent Avenue**

Garforth, Leeds, LS25 1HN

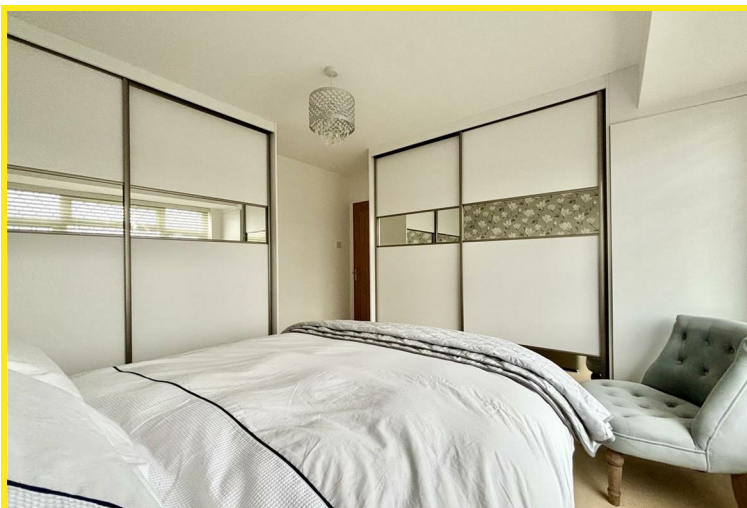
**£370,000**



# 11 Derwent Avenue

We are pleased to bring to the market this extended three bedroom detached bungalow situated on the popular Grange Estate in Garforth and having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance porch, entrance hall, three double bedrooms, shower room/WC, kitchen, lounge with patio doors opening to a large conservatory which has a bathroom/WC off. In addition, the property has PVCu double glazed windows and entrance doors, composite front entrance door, gas central heating, modern re-fitted kitchen with four ring gas hob, built in electric oven, plumbing for washing machine and space for fridge freezer, feature fire surround to lounge with inset gas fire, loft access with pull down ladder to the hall, fitted wardrobes to bedrooms one and two, three piece white suites to both the bathroom and shower room with vanity wash basins and low flush WCs. The property also benefits from new internal oak doors throughout and flooring to the hall and lounge. Outside, to the front of the property is a lawned garden with a brick paved driveway providing off road parking. Wrought iron and composite doors open to the rear garden which has a detached single garage with electric shutter doors and side courtesy door, brick paved seating and a large shaped lawn. There is also a gate which gives access to the Glebelands Recreation Grounds to the rear.

An early viewing is highly recommended to avoid disappointment!

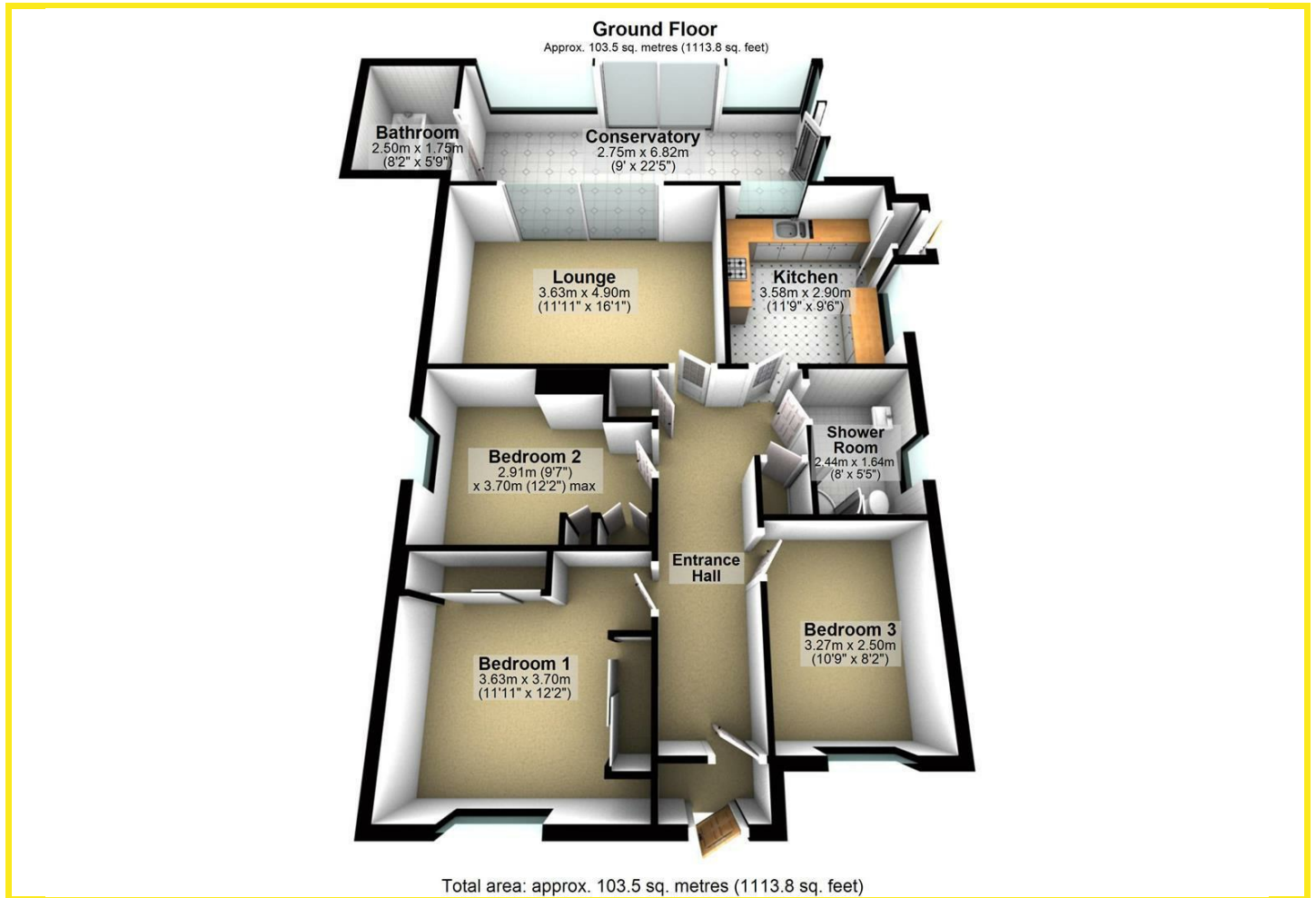




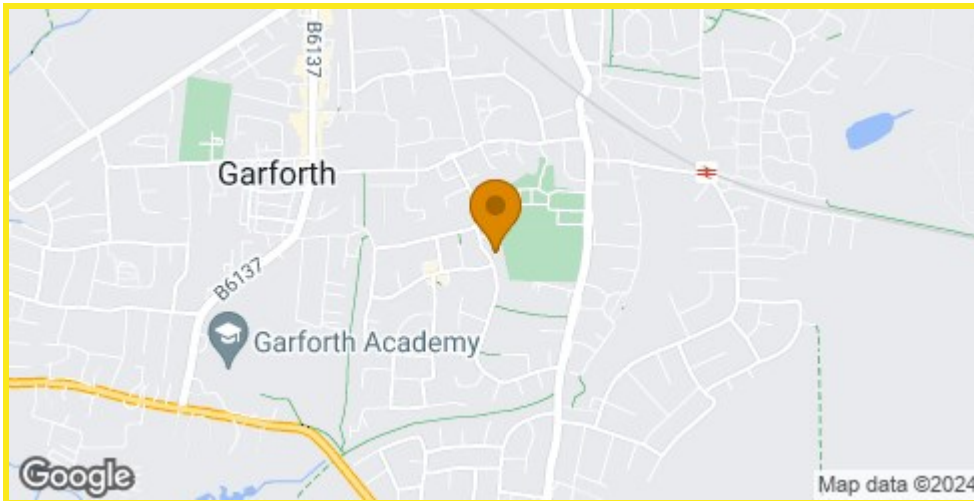




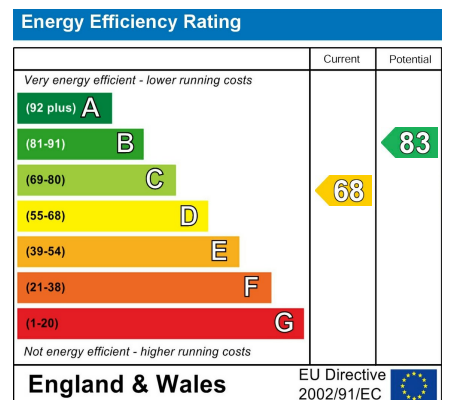
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From Garforth Main Street turn left on to Church Lane. Follow Church Lane and take the second turning off on the right hand side on to Grange Avenue. Derwent Avenue is then the third turning off Grange Avenue on the left hand side. Alternatively from the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Follow Ninelands Lane and take the third turning left on to Derwent Avenue.

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