

Mike
Dobson



13 Oak Avenue

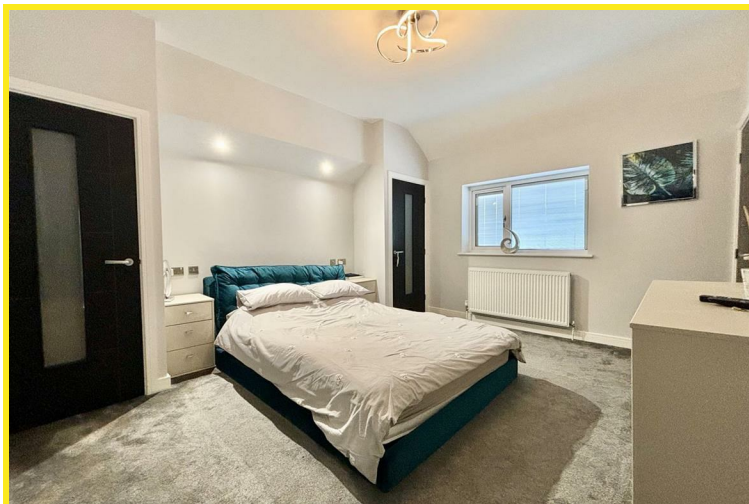
Garforth, Leeds, LS25 1PU

£325,000

13 Oak Avenue

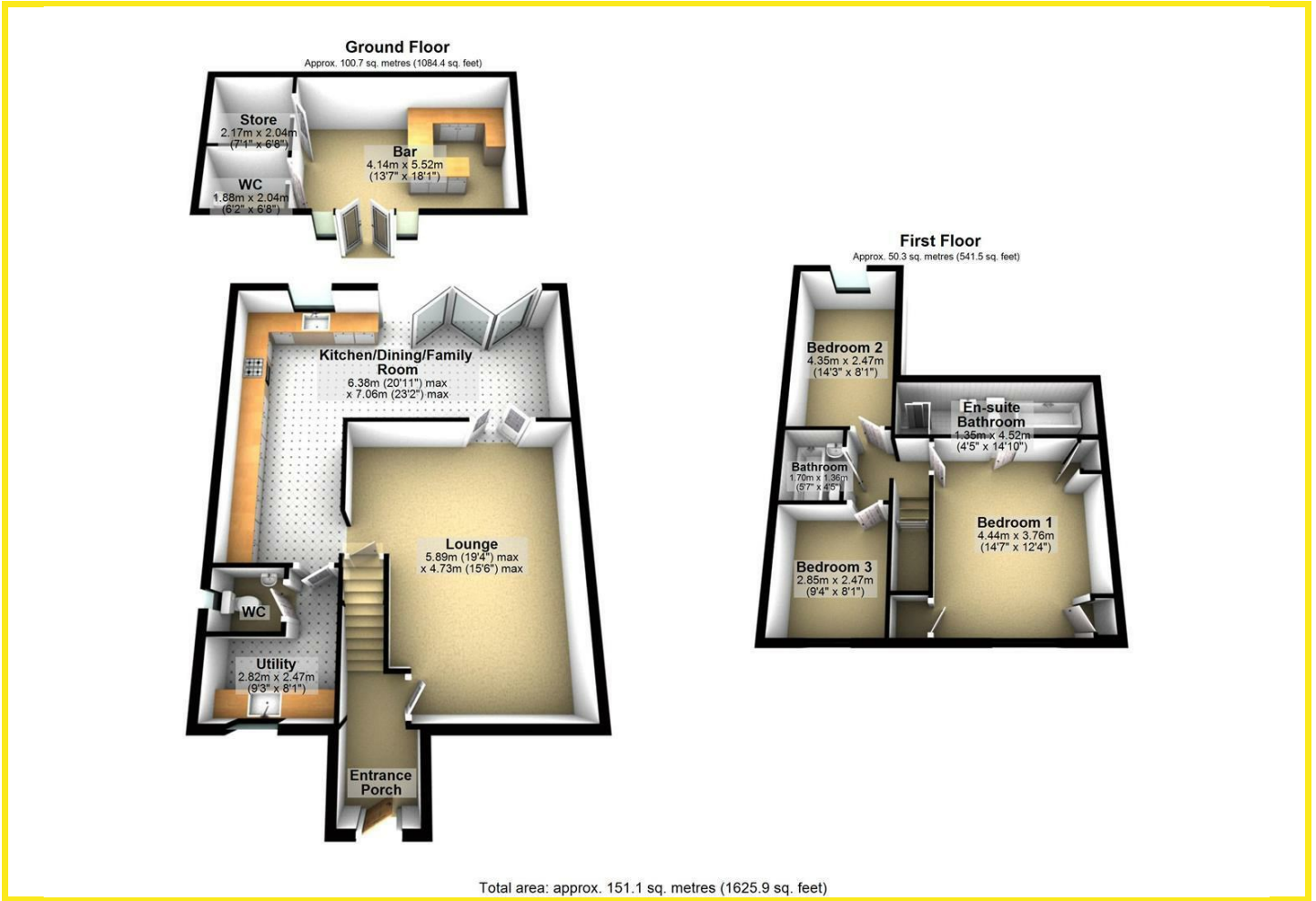
If you are looking for a property with that 'wow factor' then look no further than this three bedroom semi-detached property which has been extended to the side and rear and completely refurbished throughout by the current owner to an extremely high standard and offers modern and contemporary living space ideal for a modern family. The property is being offered with NO ONWARD CHAIN is also close to all local amenities, including Garforth Train Station, as well as having easy access to the A1/M1 motorway. The spacious accommodation briefly comprises: entrance porch, entrance hall, lounge, large open plan kitchen/dining/family room, utility with ground floor WC, first floor landing leading to three double bedrooms, the main one having an en-suite, and a family bathroom/WC. In addition, the property has PVCu double glazed windows throughout with integrated blinds, bi-fold door from the kitchen/dining/family room to the rear garden, gas central heating with Ideal combination boiler, modern fitted kitchen with a range of shaker style units and integrated appliances to include four ring electric hob with extractor over, double electric oven, microwave and space for an American style fridge freezer, four piece white bathroom suite to the en-suite comprising of bath, walk in double shower cubicle, vanity unit with wash basin and concealed cistern low flush WC. Outside, to the front of the property there is off road parking with a newly laid concrete imprint driveway. To the rear is a private and enclosed garden which has been fully re-landscaped with concrete imprint seating area, a pathway with Astroturf to either side leading to a large summer house, which is set up as a bar, being fully insulated, having electric and a WC, making a fantastic entertainment area.

Words cannot describe how truly stunning this property is and it must be viewed to fully appreciate all that is on offer.





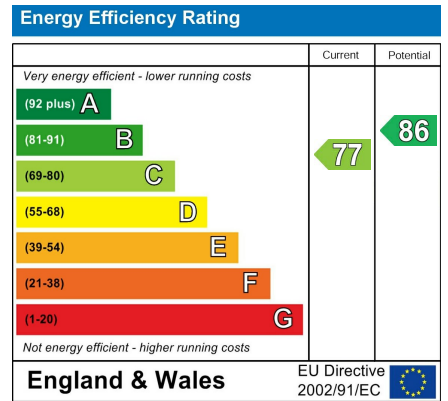
Floor Plan



Area Map



Energy Efficiency Graph



Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road. Take the first turning right on to Oak Road and Oak Avenue is then the first turning left off Oak Road.

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 <https://www.mdobson.co.uk>