

Mike
Dobson



59 Derwent Avenue
Garforth, Leeds, LS25 1HN

£210,000

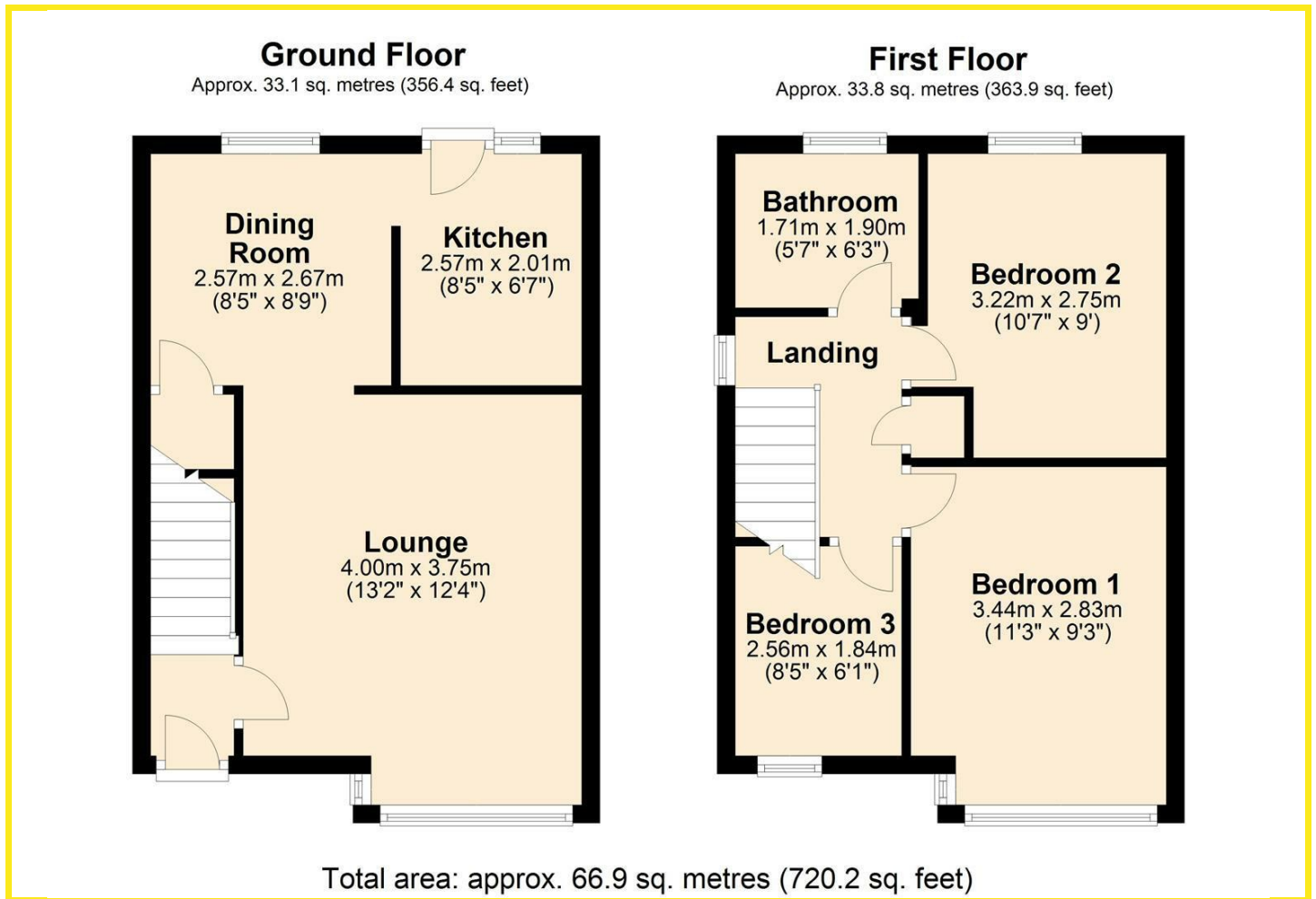
59 Derwent Avenue

A three bedroom semi-detached property situated on the popular Grange Estate within 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 hall, lounge being open plan to the dining room, kitchen, first floor landing leading to three bedrooms, bathroom/WC and storage cupboard housing the water tank. In addition, the property has PVCu double glazed windows, composite entrance door, gas central heating with boiler being located in the cupboard under the stairs, coal fire to lounge, fitted kitchen with provision for gas cooker, space for fridge freezer and plumbing for washing machine, fitted furniture in bedroom two, three piece white bathroom suite comprising rectangular panelled bath with shower over and side screen, pedestal wash basin and low flush WC. Outside, to the front of the property is a garden with an abundance of plants and shrubs and a driveway providing off road parking, leading to a detached single garage with up and over door. To the rear is a private and enclosed garden with seating areas, greenhouse and storage hut along with a variety of plants and trees. An early viewing is recommended.

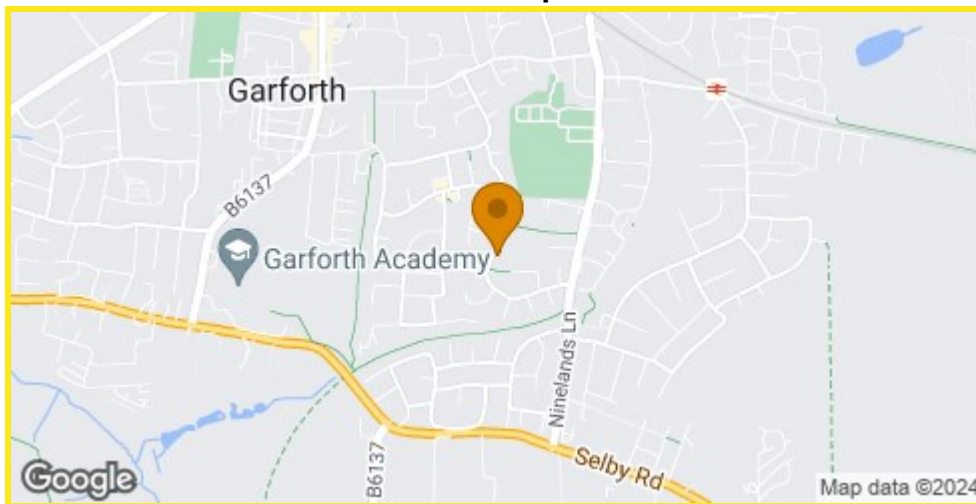




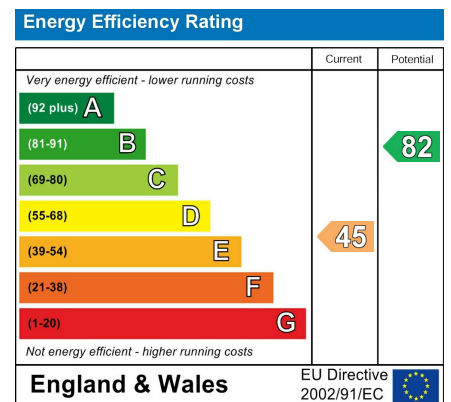
Floor Plan



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.

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.

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