

Mike
Dobson



10 Gainford Drive
Garforth, Leeds, LS25 1HJ

£375,000

10 Gainford Drive

Welcome to Gainford Drive, Garforth - a charming semi-detached house that offers a perfect blend of space and comfort. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

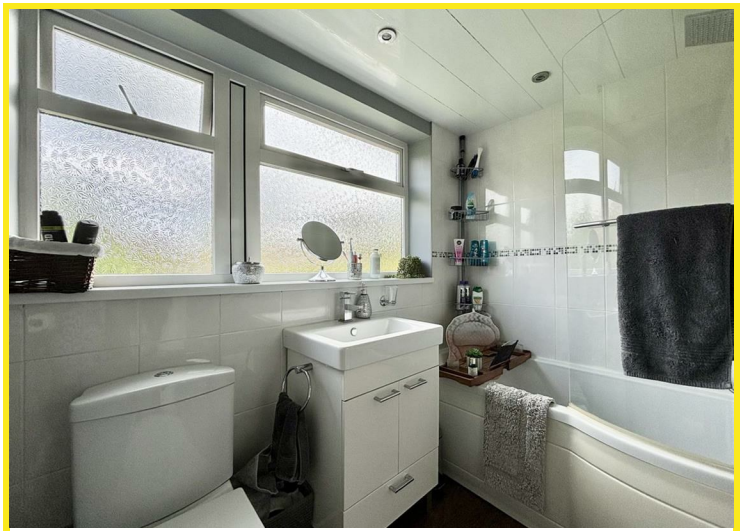
One of the highlights of this property is the extension that has created an additional bedroom and a spacious kitchen/dining room. This extension not only adds value to the property but also enhances the living experience by providing more room for everyday activities.

Situated on a corner plot, this house offers extensive gardens, perfect for those who have green fingers or enjoy outdoor activities. The ground floor WC adds convenience, while the storage in bedrooms three and four ensures that there is plenty of space to keep your belongings organized.

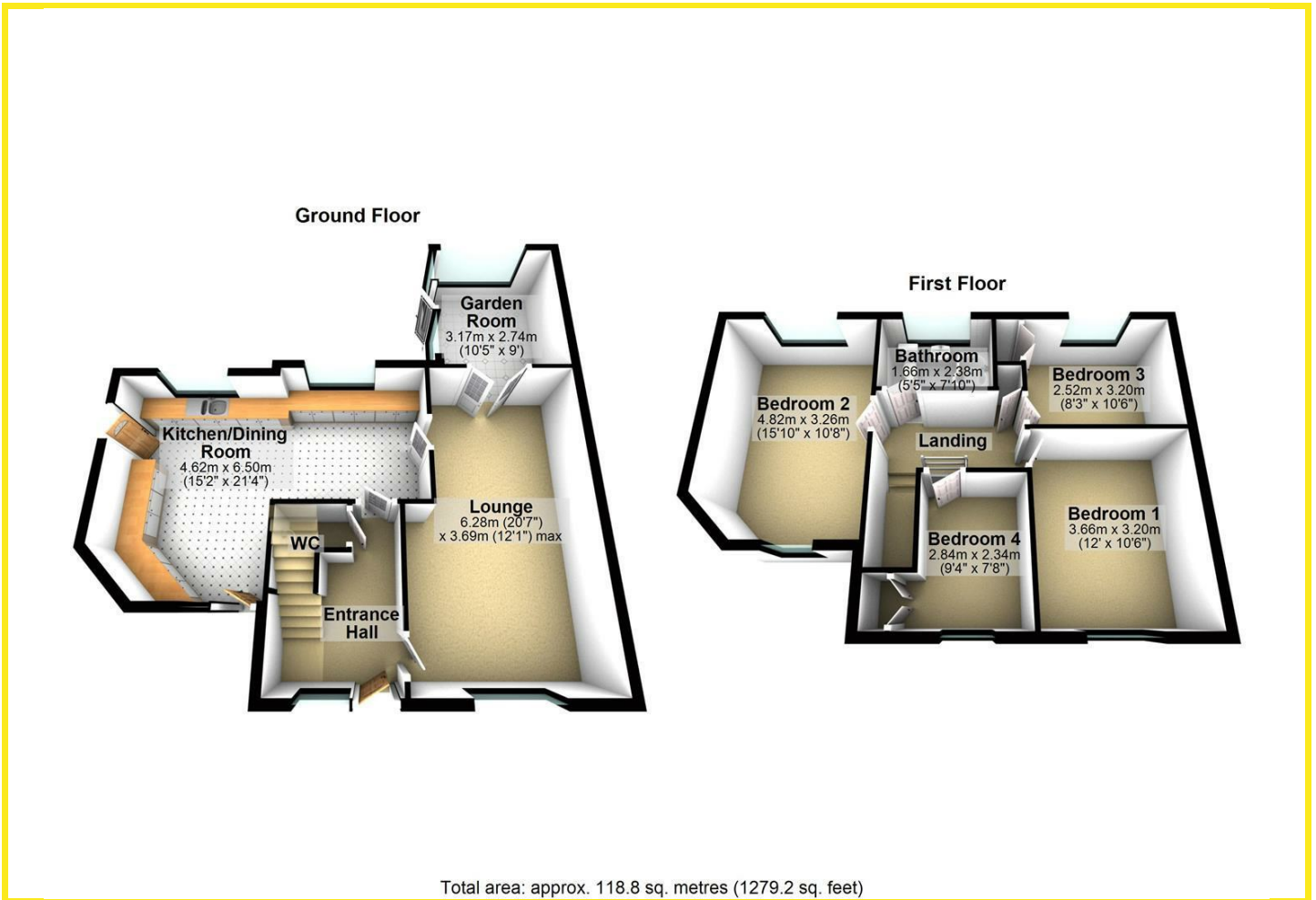
The property features a three-piece white bathroom suite, adding a touch of elegance to the space. Whether you are looking for a cozy corner to unwind after a long day or a place to host gatherings with friends and family, this house has it all.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Gainford Drive is more than just an address - it's a place where cherished memories are waiting to be made.





Floor Plan



Area Map



Energy Efficiency Graph

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

Directions

From Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane and then take the second turn right on to Grange Avenue. Gainford Drive is the first turn right just beyond the entrance to Grangefield Court.

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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