

Mike  
**Dobson**



**76 Conisbrough Grove**  
Garforth, Leeds, LS25 2QD

**£480,000**

# 76 Conisbrough Grove

Welcome to this stunning detached house located in the desirable Conisbrough Grove, Garforth. This property boasts a spacious layout with 1 reception room, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

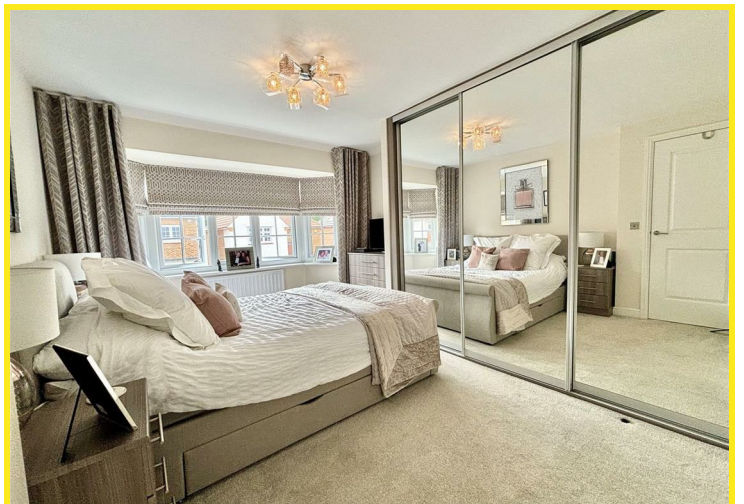
One of the highlights of this property is the modern fitted kitchen, complete with a range of Quartz work surfaces and integrated appliances to include fridge/freezer, dishwasher, oven, hob with extractor and a microwave oven, perfect for whipping up delicious meals for family and friends. Additionally, the inclusion of a laundry cupboard adds practicality to the home, keeping your living space tidy and organised. The main bedroom features an en-suite shower room for added convenience, while bedrooms one and two come with fitted wardrobes, offering plenty of storage space.

Parking will never be an issue with space for 4 vehicles, making it ideal for families or those who enjoy having guests over. Additionally, the property includes an EV charging point, catering to environmentally conscious individuals.

Step outside to the landscaped garden at the rear, a tranquil oasis where you can relax and unwind after a long day. Whether you're looking to host gatherings or simply enjoy some outdoor time, this garden provides the perfect setting.

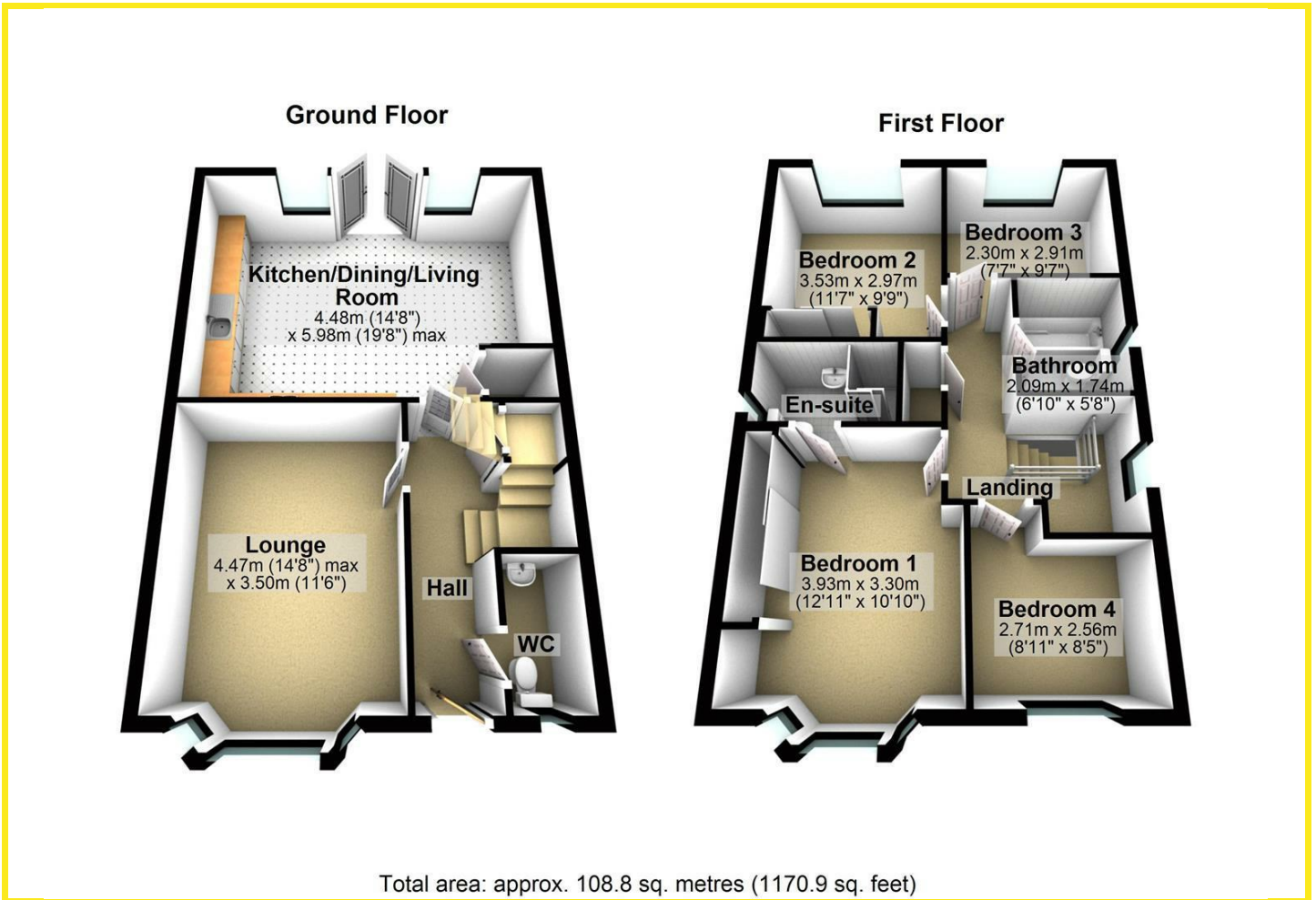
One unique feature of this property is the charming 'she shed' (garden room), providing a tranquil retreat for relaxation, hobbies, or simply enjoying some peace and quiet. Whether you're looking for a space to unwind or pursue your interests, this she shed offers a perfect sanctuary within the comfort of your own home.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

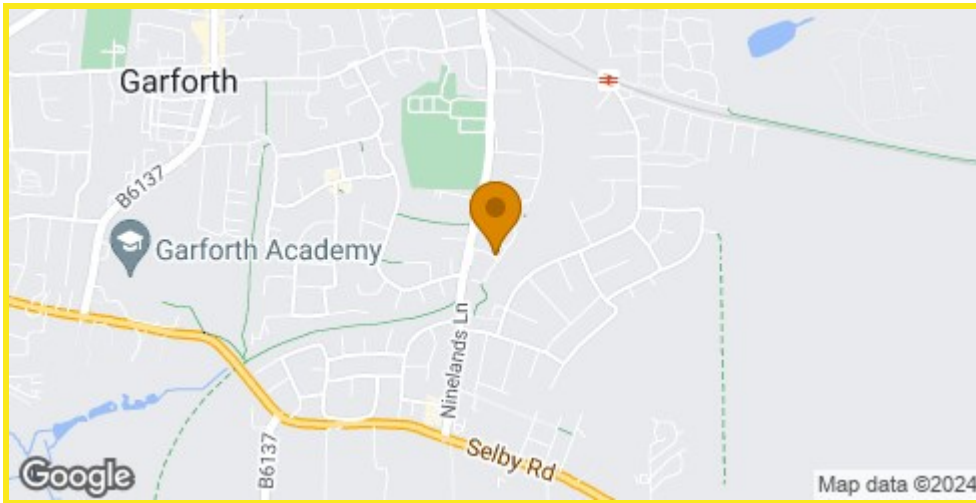




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(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

From our Garforth office turn left on to Main Street and take the first left on to Church Lane. Follow the road to the T junction and turn right on to Ninelands Lane. Turn left on to Green Lane and then take your second turning on your right on to Conisbrough Grove. Once on this road, the property can be found on the right hand side of the road as indicated by the agents board.

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