

Mike
Dobson



8 Conisbrough Grove
Garforth, Leeds, LS25 2QD

Offers Over £260,000

8 Conisbrough Grove

Welcome to this charming terraced town-house located in the picturesque Conisbrough Grove, Garforth, Leeds. This property, built by Redrow in 2020, boasts a truly stunning modern interior that is sure to captivate your heart.

As you step inside, you are greeted by a spacious reception room that offers a perfect setting for entertaining guests or simply relaxing after a long day. The modern fitted kitchen, complete with integrated appliances, is a chef's dream, making cooking a delightful experience. The property also benefits from a downstairs cloak room with a two piece white suite.

This lovely home features two double bedrooms, with a dressing area to the second bedroom, adding a touch of luxury to your daily routine and the added convenience of fitted wardrobes and an en-suite shower room to the main bedroom, providing privacy and comfort.

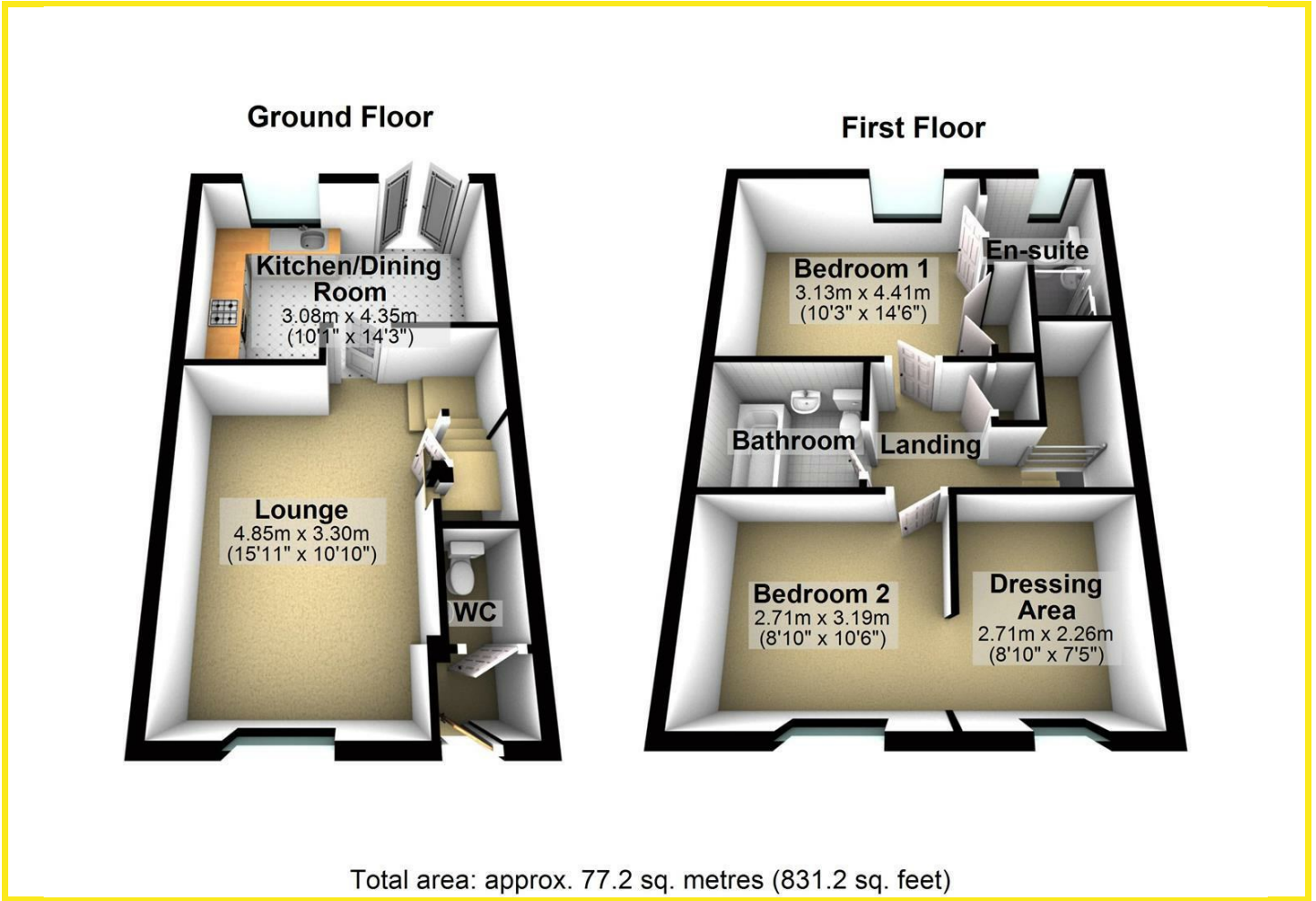
French doors from the kitchen/diner open up on to an enclosed rear garden with a patio seating area, perfect for entertaining outside or enjoying family meals, a lawn and further paved seating area. There is also the added convenience of off road parking for two cars to the front.

Whether you are looking for a peaceful retreat or a stylish space to host friends and family, this property offers the best of both worlds. Don't miss the opportunity to make this house your home and enjoy the modern comforts it has to offer.

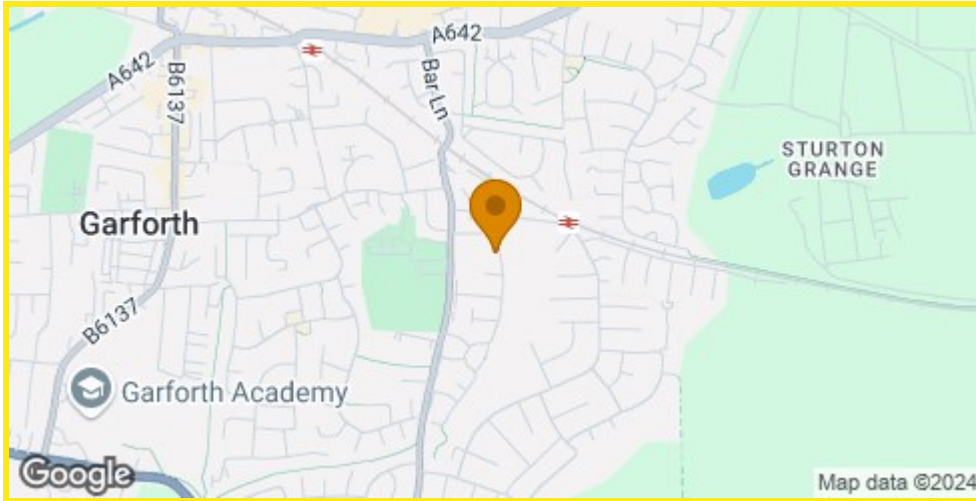




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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 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.

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>