

Mike  
**Dobson**



**15 Burnham Road**  
Garforth, Leeds, LS25 1LE

**£255,000**



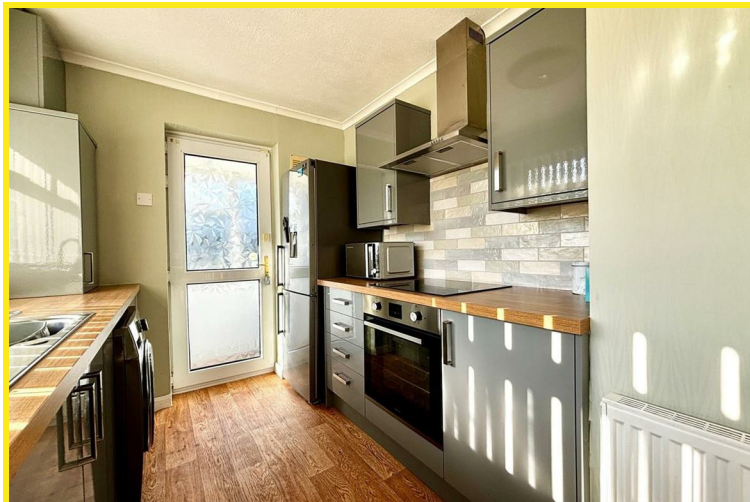
# 15 Burnham Road

Nestled in the charming Burnham Road of Garforth, Leeds, this delightful two-bedroom semi-detached bungalow is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The modern fitted kitchen, complete with provisions for appliances, is a culinary enthusiast's dream.

This property has been lovingly refurbished throughout by the current owner, ensuring a fresh and contemporary feel. Both the main and second bedroom have fitted wardrobes and the property also benefits from a wet room, featuring an electric shower, vanity wash basin, and a low flush WC, offering convenience for any new owner.

Outside, a driveway provides off-road parking and leads to a detached single garage, ideal for storage or keeping your vehicle secure. The private and enclosed rear garden is a tranquil oasis, boasting paved and pebbled seating areas, a lush lawn, and an abundance of plants and shrubs, creating a picturesque setting for outdoor relaxation.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer.

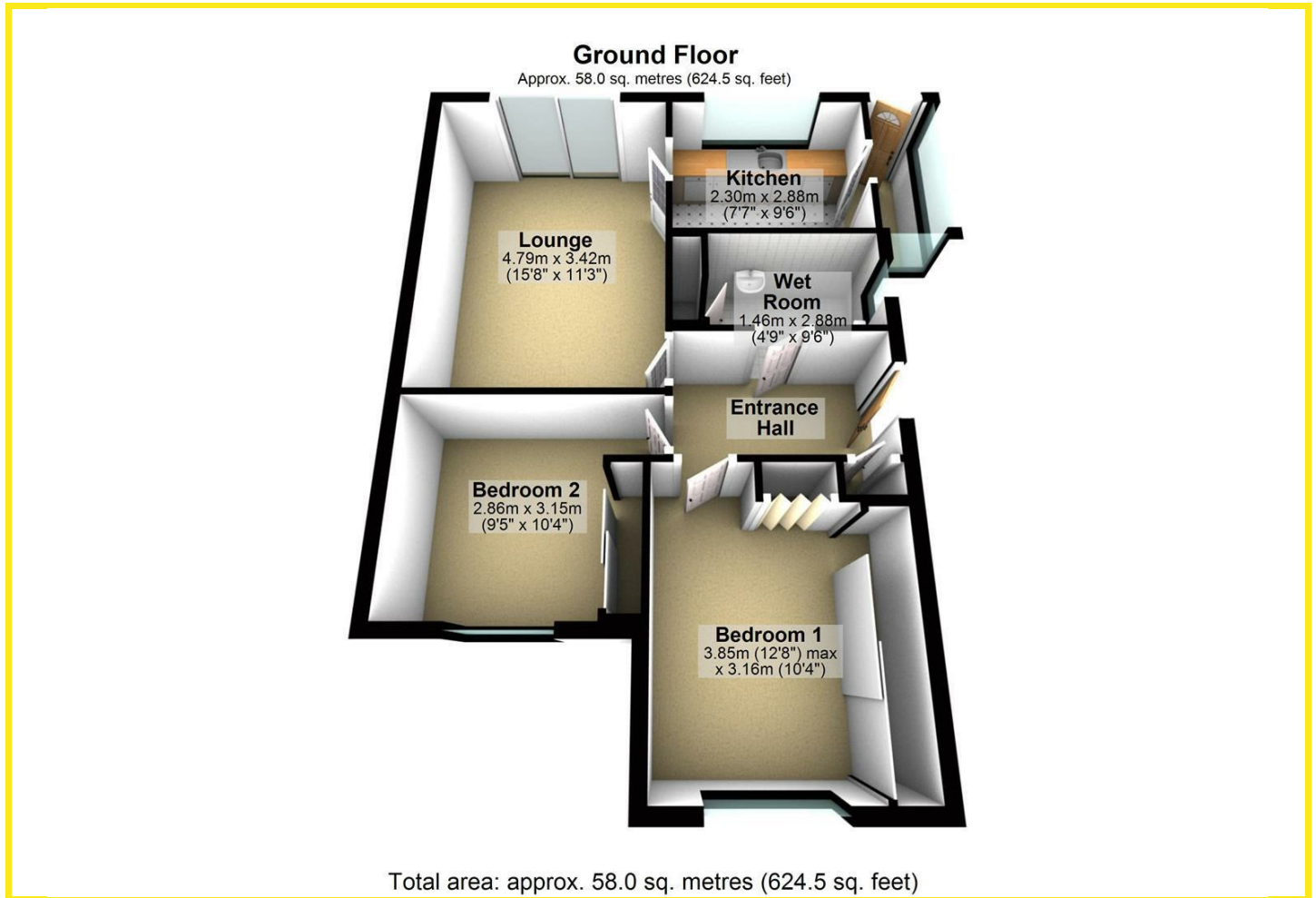




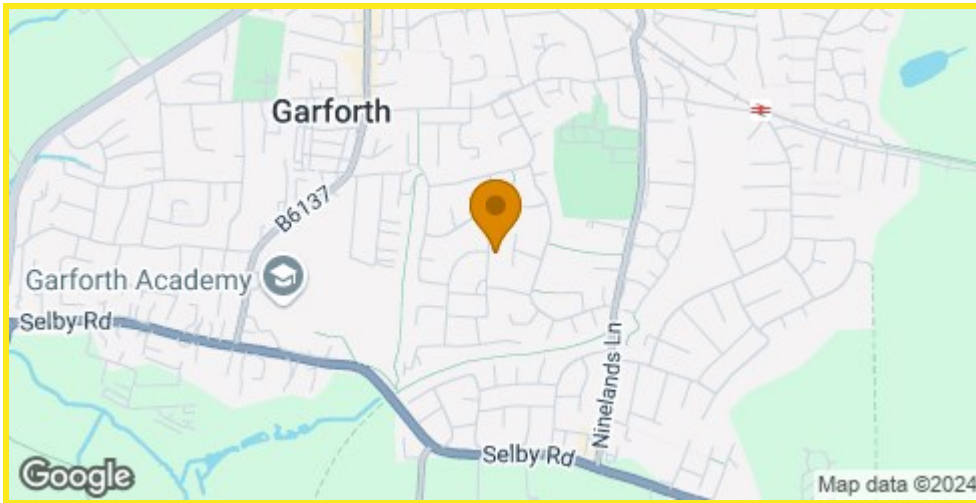




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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 Garforth Main Street turn onto Church Lane between the Library and the Medical Centre. Follow Church Lane and take the 2nd turn right on to Grange Avenue. From Grange Avenue take the third turning left onto Derwent Avenue, first right onto Springmead Drive and Burnham Road is then the first turning left.

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](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>