

*Mike*  
**Dobson**



**17 Westbourne Grove**

Garforth, Leeds, LS25 1DF

**£335,000**



# 17 Westbourne Grove

Welcome to this charming detached bungalow located in the sought-after area of Westbourne Grove, Garforth, Leeds. This property boasts a spacious layout with one reception room, three bedrooms, study and a modern four-piece white bathroom suite, along with a separate WC, perfect for a growing family or those looking for extra space.

As you step inside, you are greeted by an open plan lounge, kitchen, and dining area, ideal for entertaining guests or simply relaxing with your loved ones. The kitchen area has a range of integrated appliances to include gas hob, extractor, electric oven, microwave and fridge freezer. The property benefits from gas central heating and PVCu double glazing, ensuring a warm and energy-efficient home all year round.

Externally the property has ample parking space available for up to four vehicles - whether you have multiple cars or enjoy hosting gatherings, parking will never be an issue. The rear garden is of a generous size with a large covered, tiled patio which leads to an artificial lawn with raised planters to the surround and outdoor kitchen, perfect for alfresco dining.

Located in a peaceful neighbourhood, this detached bungalow offers a tranquil retreat from the hustle and bustle of city life while still being conveniently close to local amenities and transport links. Don't miss out on the opportunity to make this delightful property your new home.

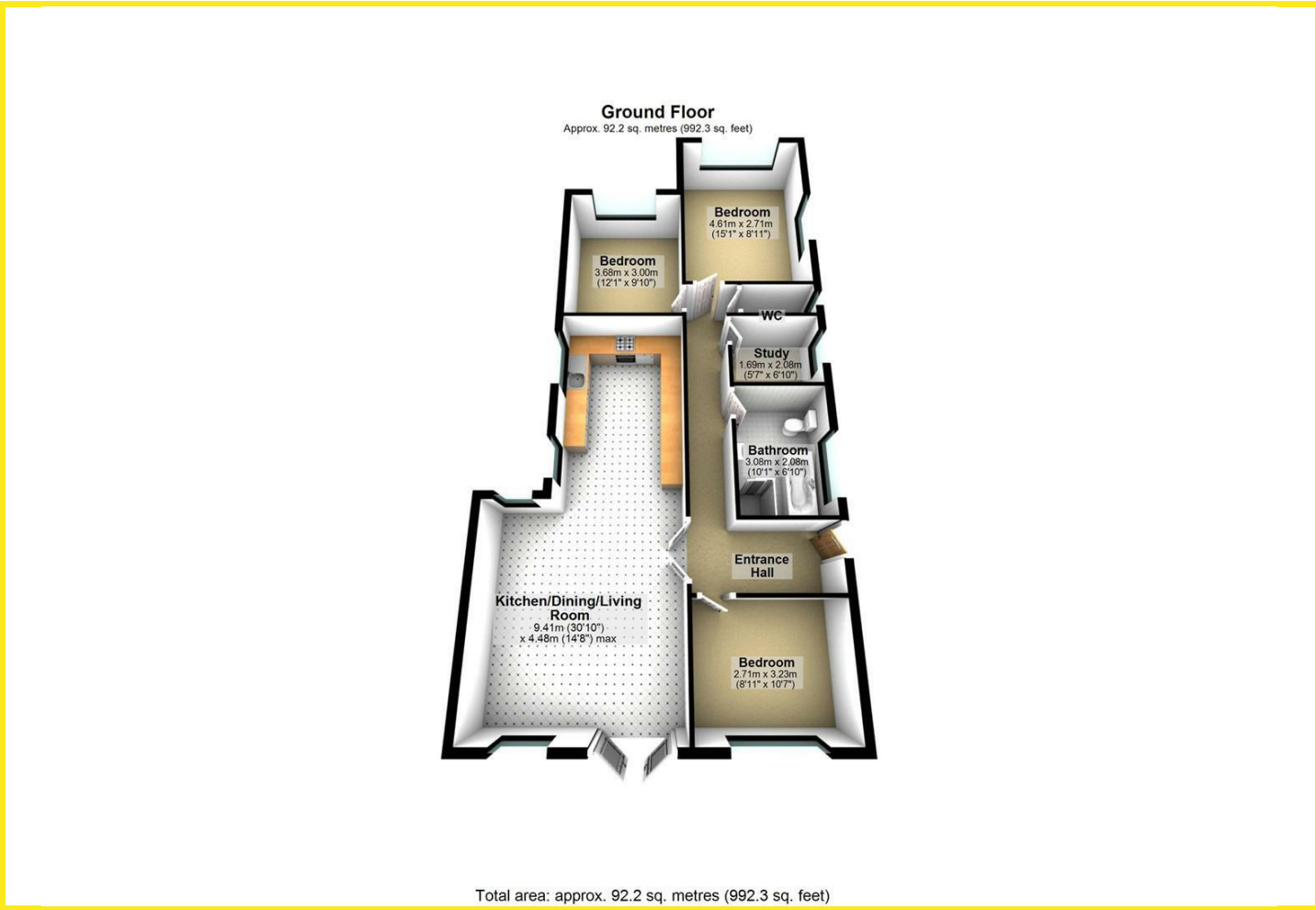








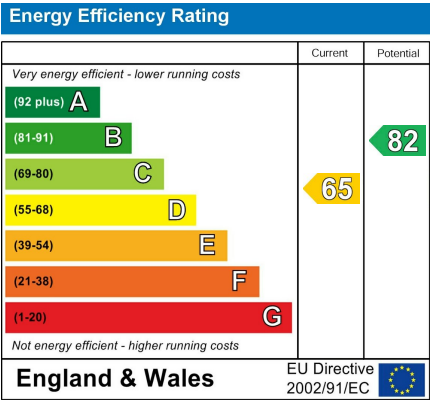
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by the Academy. Take the first turning left off Lidgett Lane on to Ringway. Westbourne Grove is then the fourth turning off Ringway on the right hand side. Alternatively from the Old George roundabout at the junction of the A63/A642 turn northwards towards Garforth. Ringway is then the first turning off the A642 on the right hand side. From this direction Westbourne Grove is the second turning off Ringway on the left hand side.

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