

Mike
Dobson



10 Eastwood Grove
Garforth, Leeds, LS25 2AS

£315,000

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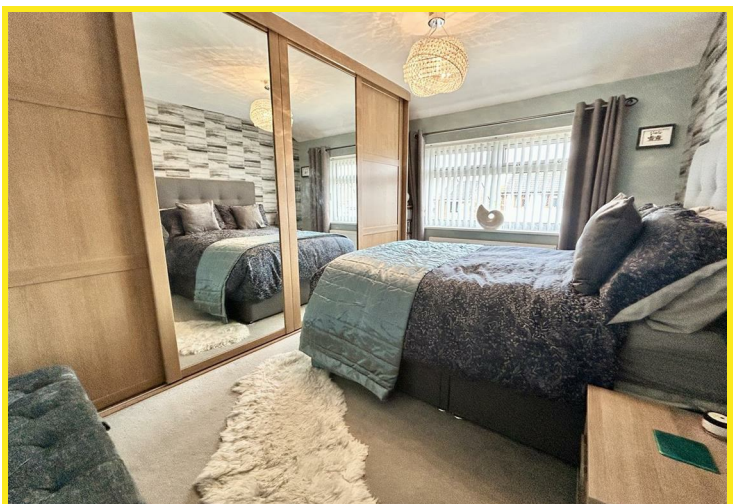
Nestled in the charming area of Eastwood Grove, Garforth, Leeds, this delightful extended semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

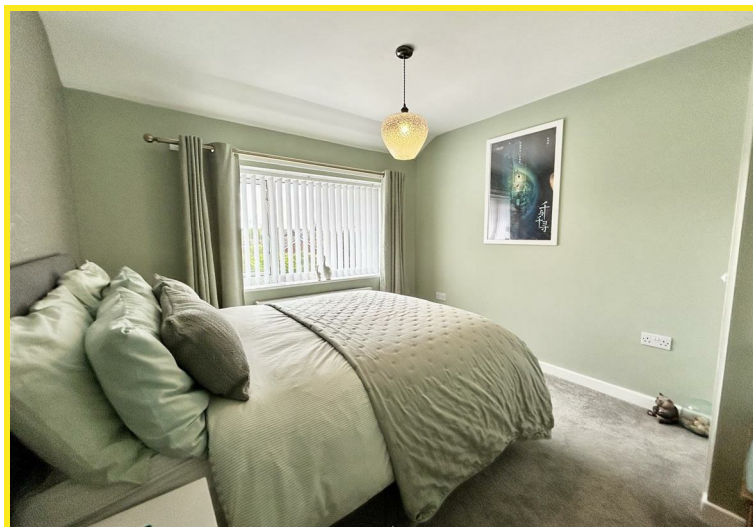
Upon entering, you are welcomed by a Brick built porch and hallway with a spacious lounge that seamlessly flows into the dining room, creating an inviting open-plan area perfect for entertaining or relaxing with loved ones. The kitchen is equipped with a built-in oven, hob, and extractor, making it a practical space for culinary enthusiasts.

The main bedroom has a range of fitted furniture providing useful storage and a modern white shower suite adds a touch of elegance and convenience, ensuring that your daily routines are both stylish and efficient. The property benefits from gas central heating, with a new combination boiler installed in 2022, providing warmth and comfort throughout the colder months. Additionally, the PVCu double glazing enhances energy efficiency and noise reduction, contributing to a peaceful living environment. The property also has the benefit of been re-wired.

A long driveway provides ample off road parking and leads to a detached brick built garage. The rear garden is a true gem been south facing and having a paved patio and raised beds leading to a lawned garden with a further patio area to the rear of the garage, perfect for alfresco dining or entertaining guests in the summer months.

This semi-detached house is not just a home; it is a sanctuary that offers both space and modern amenities in a desirable location. With its thoughtful layout and contemporary features, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

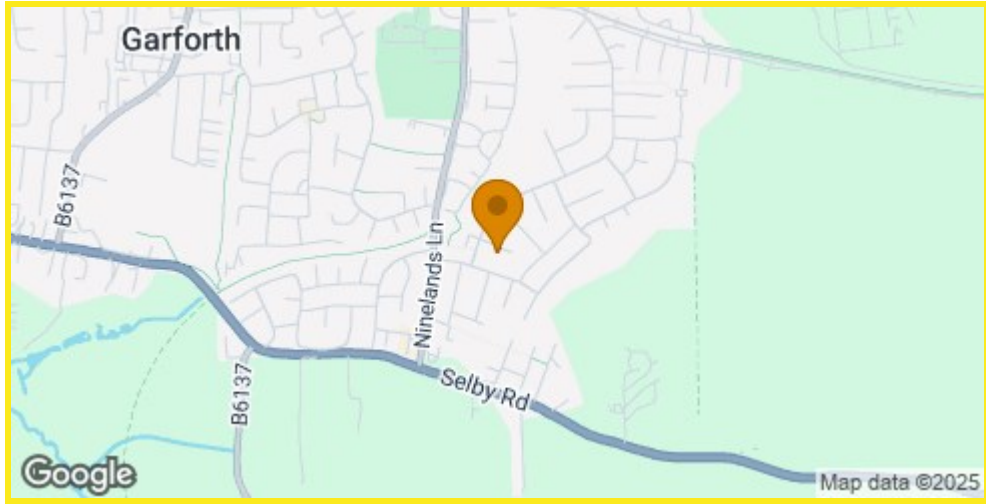




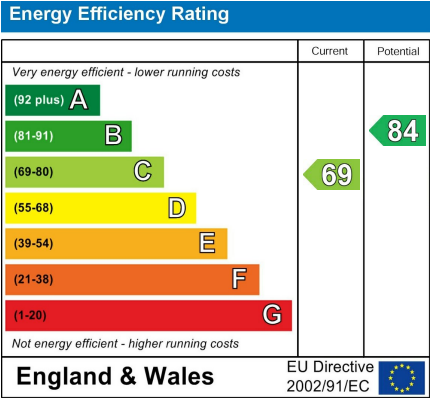
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby road turn onto Ninelands Lane, Garforth at the traffic lights. Proceed ahead and then take the 2nd turn right on to Hazelwood Avenue, 1st left on to Fairburn Drive and Eastwood Grove is the 1st turn right.

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