

Mike
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1 Caernarvon Avenue

Garforth, Leeds, LS25 2LQ

£395,000

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Nestled in the desirable area of Caernarvon Avenue, Leeds, this impressive semi-detached house offers a perfect blend of space and modern living, making it an ideal family home. With four generously sized reception rooms to include two living areas, a study along with a spacious dining come sitting room, there is ample room for relaxation and entertainment, ensuring that every family member can find their own space.

The property boasts four well-appointed bedrooms, the main bedroom having a dressing area with fitted furniture and a modern en-suite shower room, providing comfortable accommodation for families of all sizes, along with a family bathroom making the morning routine a breeze. The house has been thoughtfully extended to both the side and rear, resulting in a remarkably spacious layout that enhances the overall living experience.

The heart of the home is undoubtedly the breakfast kitchen, which comes equipped with built-in appliances and breakfast bar making meal preparation a delight. The inviting orangery adds a touch of elegance and serves as a perfect spot to enjoy the views of the stunning rear garden.

Speaking of the garden, it is truly a standout feature of this property. The expansive outdoor space is beautifully landscaped and includes a large pergola, ideal for alfresco dining or simply enjoying the fresh air. The outdoor kitchen further enhances this area, making it perfect for entertaining friends and family during the warmer months. The ample off road parking and detached garage is also ideal for the larger families never having trouble to park your car.

With gas central heating & PVCu double glazing throughout, this home ensures warmth and comfort during the cooler seasons. This property on Caernarvon Avenue is not just a house; it is a wonderful family home that offers both style and functionality in a sought-after location. Don't miss the opportunity to make this exceptional property your own.

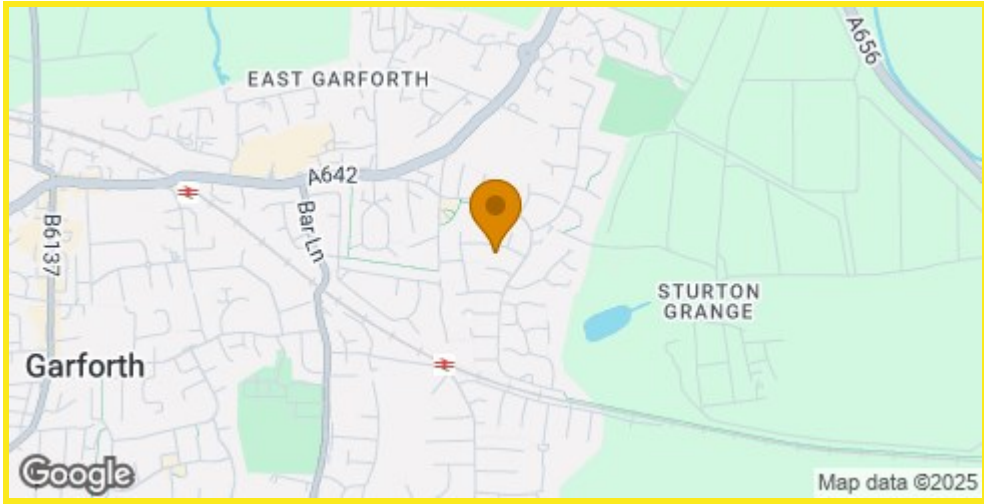




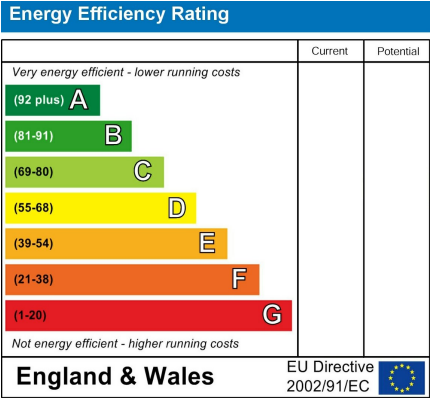
Floor Plan



Area Map



Energy Efficiency Graph



Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the fifth turning off on the right hand side on to Sturton Lane. Caernarvon Avenue is then the third turning off on the right hand side.

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