

Mike
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13 Conisbrough Grove
Garforth, Leeds, LS25 2QB

£287,500

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Being ideal for first time buyers is a two double bedroom mid town-house located on the ever popular Redrow estate and within walking distance to all other local amenities and transport services.

The accommodation briefly comprises entrance hall, separate W.C., lounge, kitchen/diner, first floor landing, bedroom one, en-suite shower room, bedroom two, dressing area, and family bathroom/W.C.

In addition the property has PVCu double glazed windows throughout, PVCu double glazed French doors from the kitchen/diner leading to the rear garden, composite front entrance door, gas fired central heating with Ideal combination boiler located in the kitchen cupboard, stunning modern fitted kitchen with instant hot water tap, induction hob, extractor above, double oven, integrated fridge/freezer, integrated dishwasher, and integrated washer/dryer, and fitted wardrobes to bedroom one.

Please note there is potential to convert bedroom 2 and the dressing area into two separate rooms and creating a third bedroom as other properties on this estate have done so.

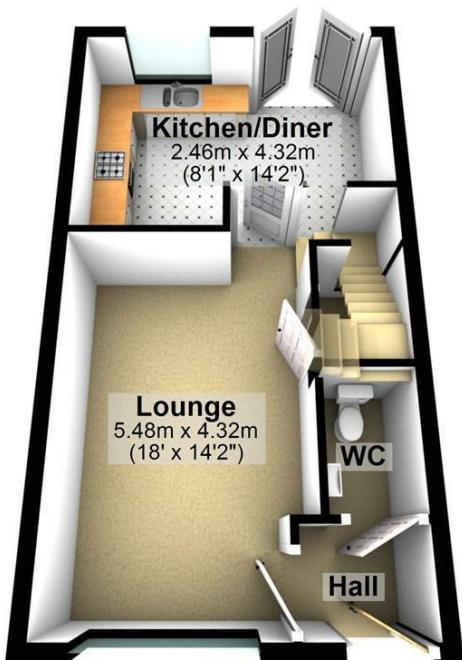
Externally, to the front of the property is a double driveway which provides off road parking for two vehicles. There is a pathway which leads down the side of the property which then reaches a timber gate which opens into the rear garden. To the rear of the property is a fully enclosed lawned garden with newly laid paved patio seating area with a metal storage shed.



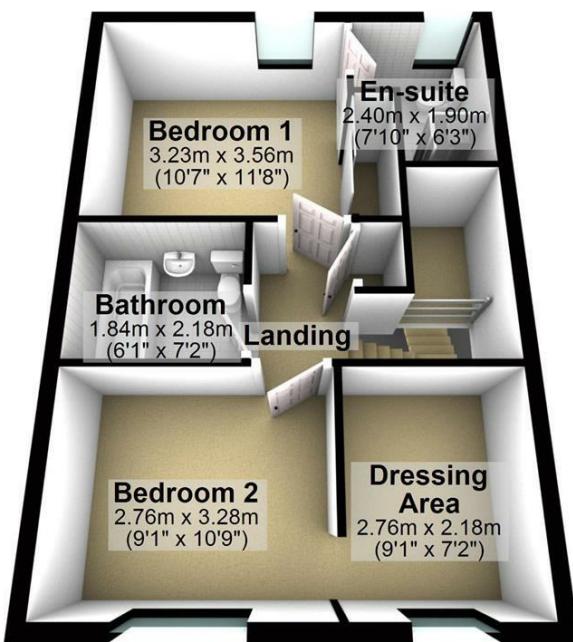


Floor Plan

Ground Floor

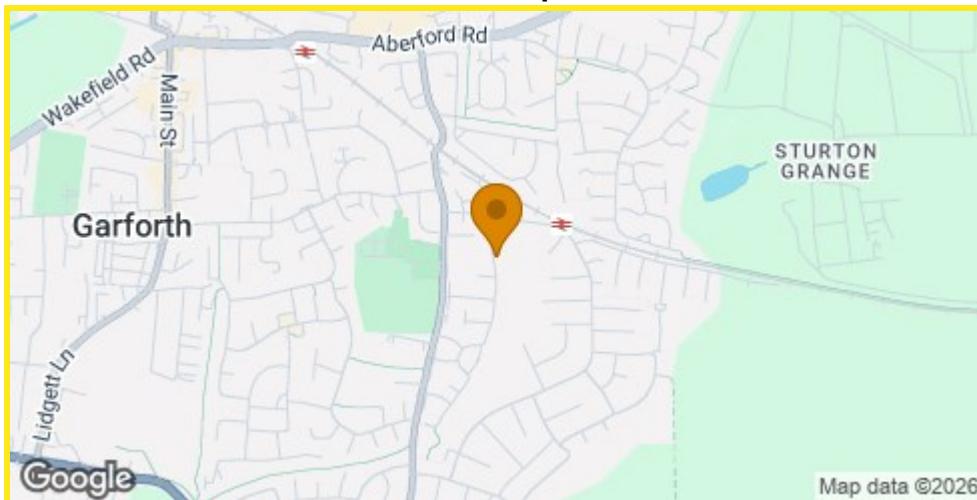


First Floor

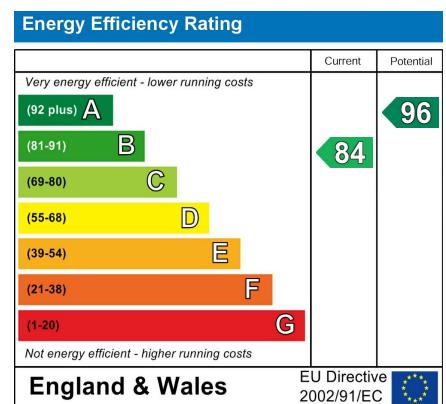


Total area: approx. 79.4 sq. metres (854.7 sq. feet)

Area Map



Energy Efficiency Graph



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 and then take your third left onto Middleham Drive, continue to the 'T' junction turning left onto Conisbrough Grove, the property can be found on the right hand side.

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