

Mike
Dobson



8 Gainford Drive

Garforth, Leeds, LS25 1HJ

£280,000

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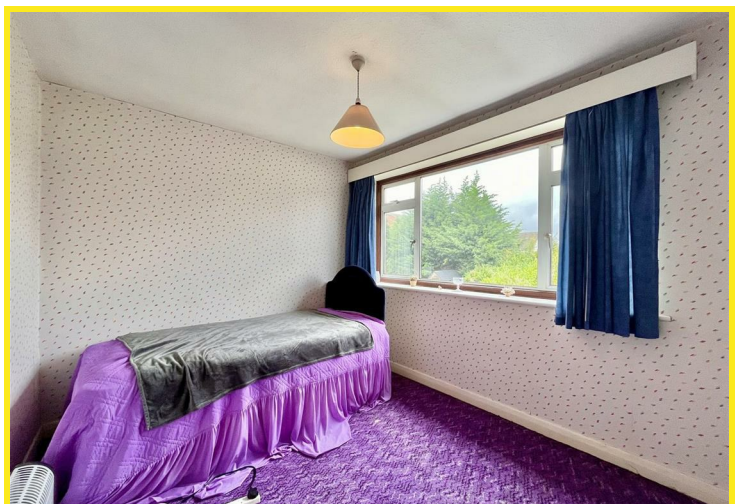
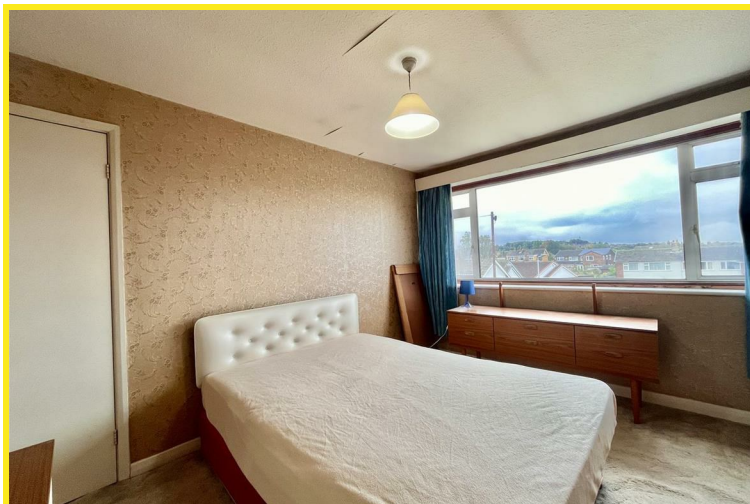
Being sold with no onward chain is a larger style three bedroom semi-detached house situated in a cul-de-sac location on the ever popular 'Grange Estate'.

The accommodation briefly comprises entrance hall, lounge/diner, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, and separate W.C.

The property is in need of modernisation throughout and this has been reflected within the asking price.

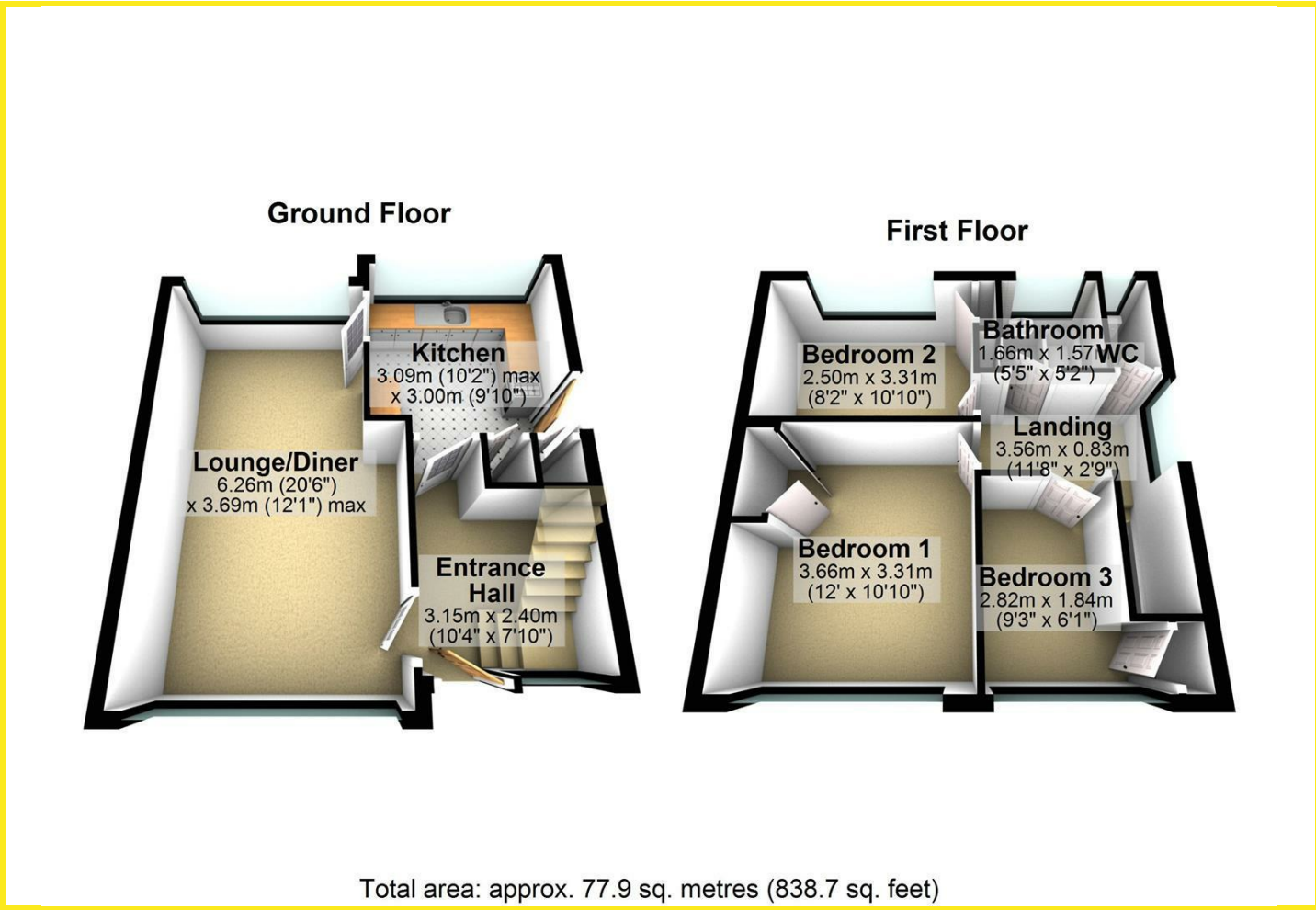
In addition the property has double glazed windows, electric storage heaters to the entrance hall and lounge, fitted double wardrobe to bedroom one, storage cupboard to bedroom two and three.

Externally, to the front of the property is an open plan lawned garden. A long driveway provides ample off road parking and leads to a detached garage with up and over door. To the rear of the property is a good sized lawned garden.





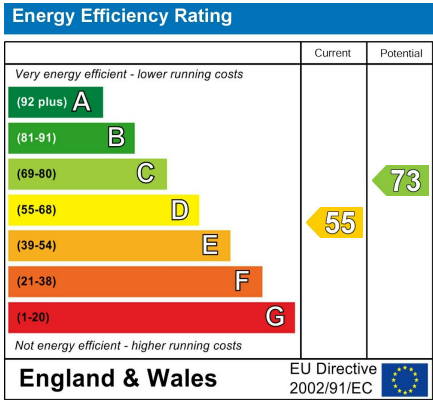
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane and then take the second turn right on to Grange Avenue. Gainford Drive is the first turn right just beyond the entrance to Grangefield Court.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.