Mike Dobson

1 Dunrobin Avenue

Garforth, Leeds, LS25 2NN

£380,000

1 Dunrobin Avenue

Mike Dobson's are delighted to sell a well presented spacious four double bedroomed extended semi-detached house located on a corner plot within the East of Garforth and within walking distance to East Garforth train station.

The accommodation briefly comprises entrance porch, lounge, inner hallway, study, shower room/W.C., dining area, utility room, kitchen, sitting area, first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, and bathroom/W.C.

In addition the property has been re-wired, had new windows throughout, newly installed composite front entrance door, gas fired central heating with Vaillant combination boiler located in the study, large storage cupboard underneath the staircase, modern fitted kitchen with ceramic electric hob, double oven, integrated fridge, integral bins, and to include the dishwasher, large storage space to first floor landing, fitted wardrobes to bedroom 1, and access point to the fully boarded loft with pull down ladder in bedroom 3.

Externally, to the front and sides of the property is a large block paved driveway providing ample off road parking for multiple vehicles. There is a double detached garage with two separate up and over doors having power and light in both garages. To the rear of the property is a fully enclosed low maintenance garden which has a paved patio seating area and plum slate borders.

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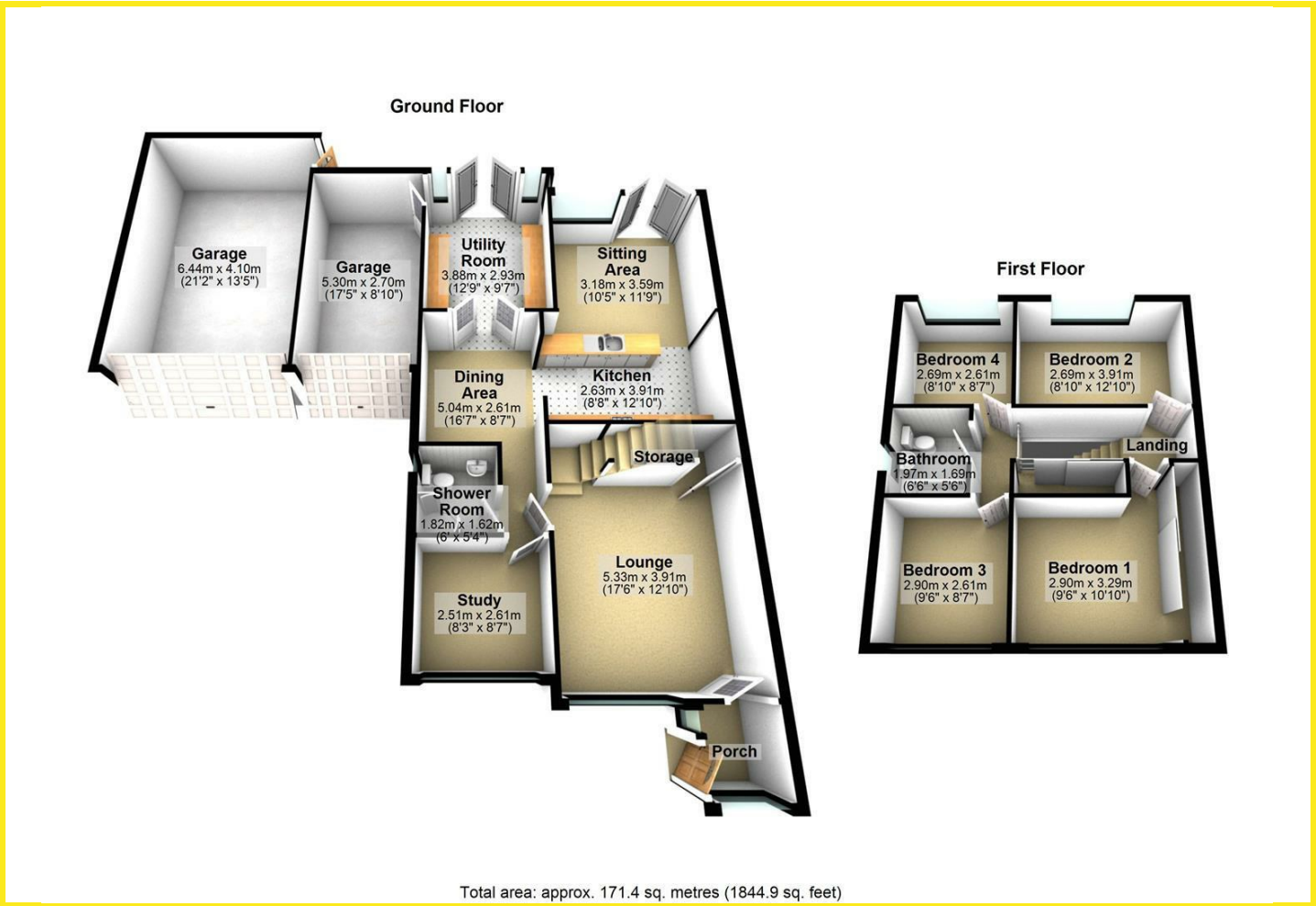
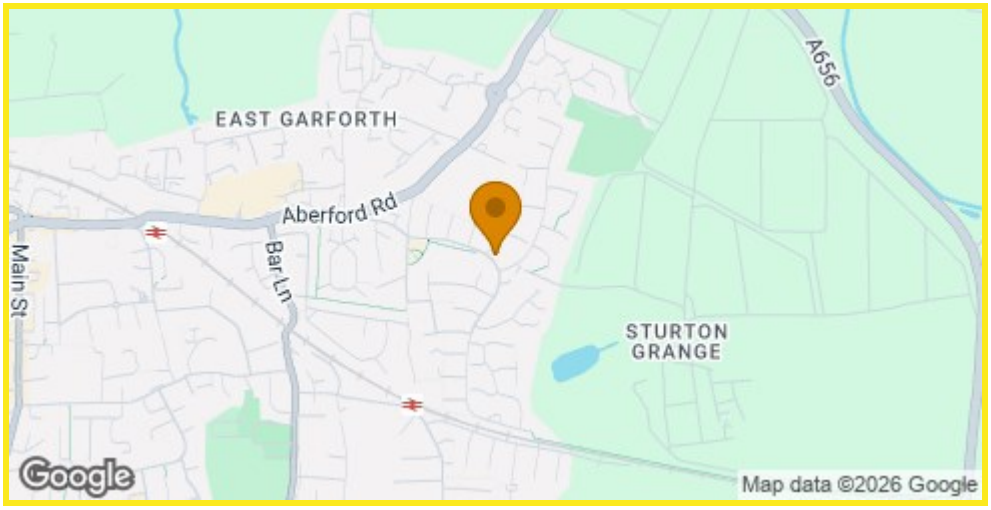
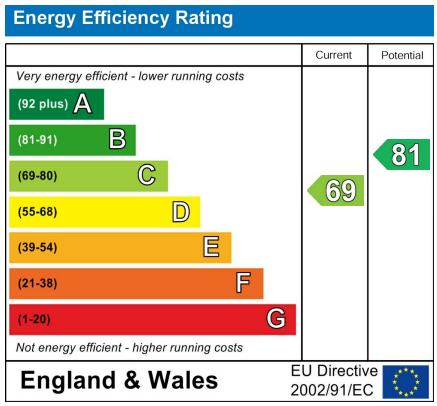
Floor Plan



Area Map



Energy Efficiency Graph



Directions

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.

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