Mike Dobson







41 Derwent Avenue

Garforth, Leeds, LS25 1HN

£325,000

41 Derwent Avenue

Nestled in the highly sought-after Grange Estate of Garforth, Leeds, this beautiful two-bedroom detached bungalow offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious open-plan lounge and dining area, illuminated by a charming bay window that fills the space with natural light. The room features a cosy gas fireplace, creating an inviting atmosphere for relaxation and entertaining.

The modern fitted kitchen is equipped with an integrated gas hob and electric oven, making it a delightful space for culinary enthusiasts. Both bedrooms are generously sized, with the master bedroom boasting fitted wardrobes and convenient patio doors that lead directly to the stunning rear garden. The second bedroom is also a comfortable double, providing ample space for guests or family.

The shower room is a modern retreat, featuring a large corner shower and a stylish console sink, all fully tiled for a sleek finish.

Step outside to discover a larger-than-average landscaped garden, perfect for outdoor enjoyment. The garden is beautifully designed with patio areas, mature shrubs, and trees, alongside a sculpted lawn that adds to its charm. There are also sheds for storage, ensuring that your outdoor space remains tidy and organised.

This property further benefits from a single detached garage and a driveway that accommodates multiple vehicles, providing convenience for homeowners. The front garden is low maintenance, featuring gravel and shrubs, allowing you to enjoy the outdoors without the hassle of extensive upkeep.

With its prime location close to local amenities, this bungalow is an ideal choice for those seeking a peaceful yet connected lifestyle. Don't miss the opportunity to make this delightful property your new home.









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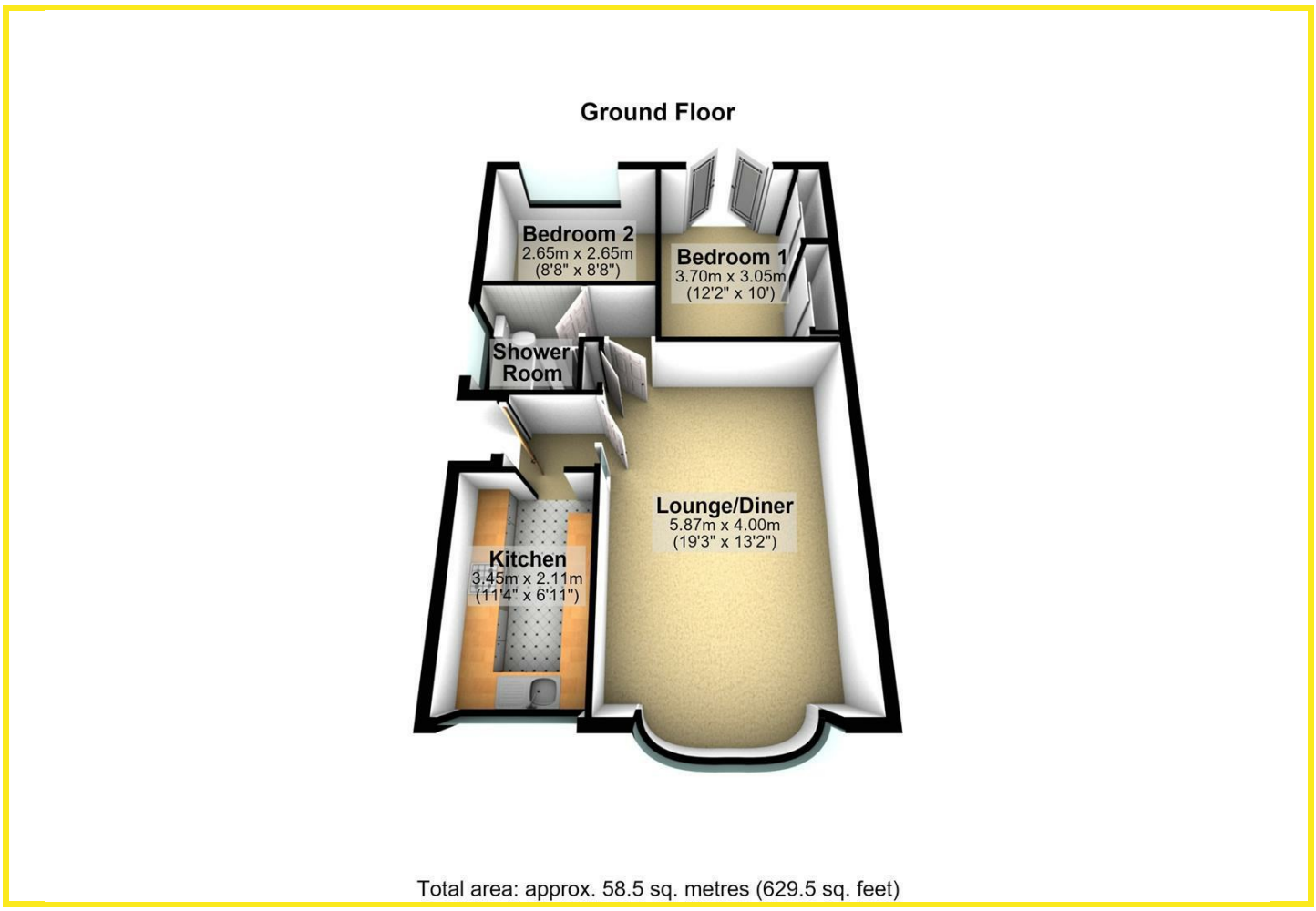






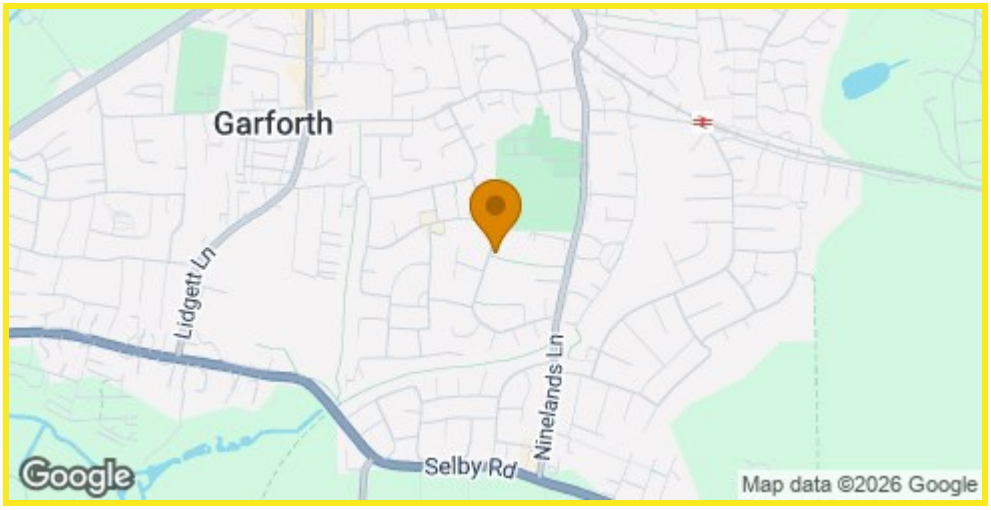


Floor Plan

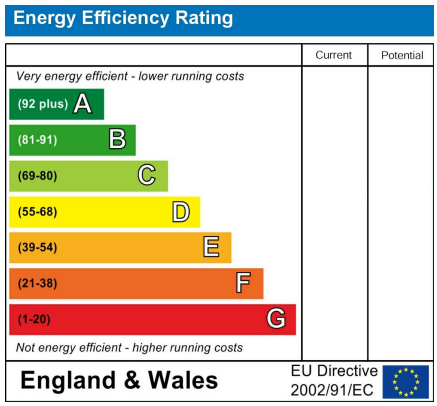


Total area: approx. 58.5 sq. metres (629.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Garforth Main Street turn left on to Church Lane. Follow Church Lane and take the second turning off on the right hand side on to Grange Avenue. Derwent Avenue is then the third turning off Grange Avenue on the left hand side. Alternatively from the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Follow Ninelands Lane and take the third turning left on to Derwent Avenue.

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4 Main Street, Garforth, LS25 1EZ
Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk