

Mike
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11 Grange Avenue
Garforth, Leeds, LS25 1HQ

Price Guide £350,000

11 Grange Avenue

Nestled in the highly sought-after area of Grange Avenue, Garforth, Leeds, this impressive three-bedroom detached house presents a wonderful opportunity for those looking to create their dream home. The property boasts a generous corner plot, offering established gardens that provide a tranquil outdoor space for relaxation and enjoyment.

Upon entering, you are welcomed by a large porch at the rear, leading into a spacious dual-aspect lounge that fills the room with natural light, creating a warm and inviting atmosphere. The separate dining room, which can also serve as a study, offers versatility for modern living. The property features three well-proportioned double bedrooms, ensuring ample space for family or guests.

The house is equipped with a hot air heating system, and while it is in need of modernisation, this presents a fantastic opportunity for buyers to personalise and enhance the property to their taste. Additionally, the handy store/utility area adds practicality to the home.

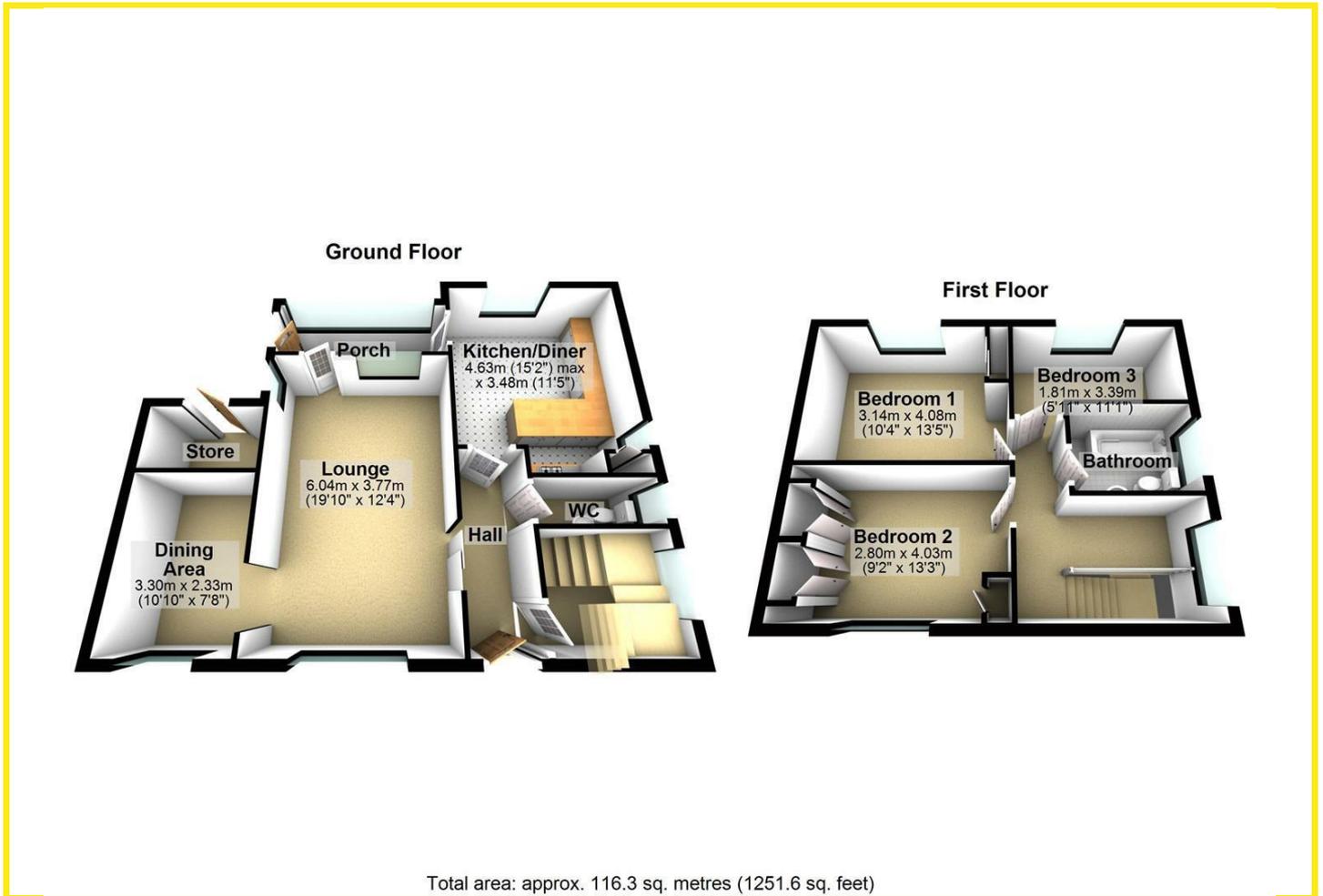
With a detached garage and parking available, convenience is at your fingertips. The absence of a chain means you can move in without delay, making this property an attractive prospect for both families and investors alike.

In summary, this large detached house on Grange Avenue is brimming with potential and is ideally located in a desirable neighbourhood. With a little imagination and effort, it could be transformed into a stunning family home. Don't miss the chance to explore the possibilities this property has to offer.

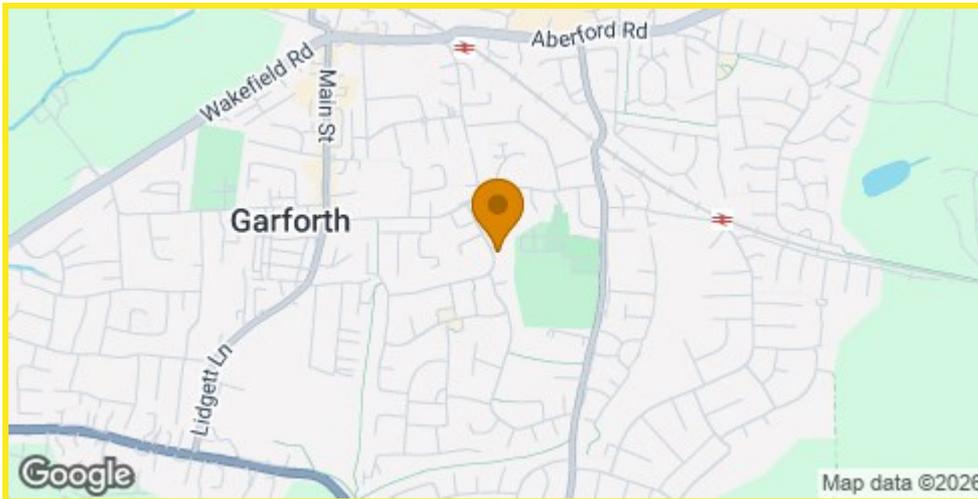




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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