

Mike
Dobson



11 Alder Grove

Garforth, Leeds, LS25 1FB

£445,000

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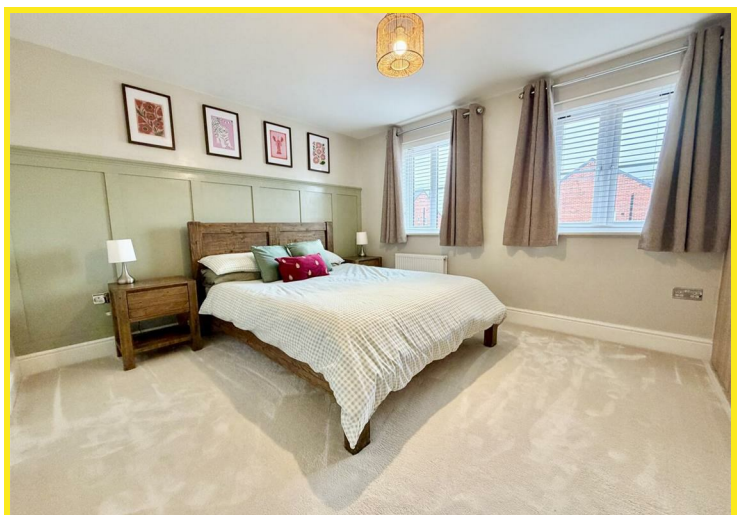
Nestled in the desirable Alder Grove area of Garforth, Leeds, this stunning detached house, built just over a year ago by Redrow Homes, offers a perfect blend of modern living and family comfort. With four well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the home. The heart of the house is undoubtedly the contemporary kitchen/diner, which boasts a modern fitted kitchen equipped with an integrated fridge freezer, washing machine, gas hob, and electric oven. This space is designed for both cooking and dining, making it a delightful area for family gatherings.

The first floor comprises four bedrooms, two of which are currently utilised as office spaces, catering to the needs of those who work from home. The main bedroom is a true retreat, featuring a range of fitted wardrobes and an en-suite shower room, providing a private sanctuary. The family bathroom is modern, featuring a three-piece white suite that adds to the home's appeal.

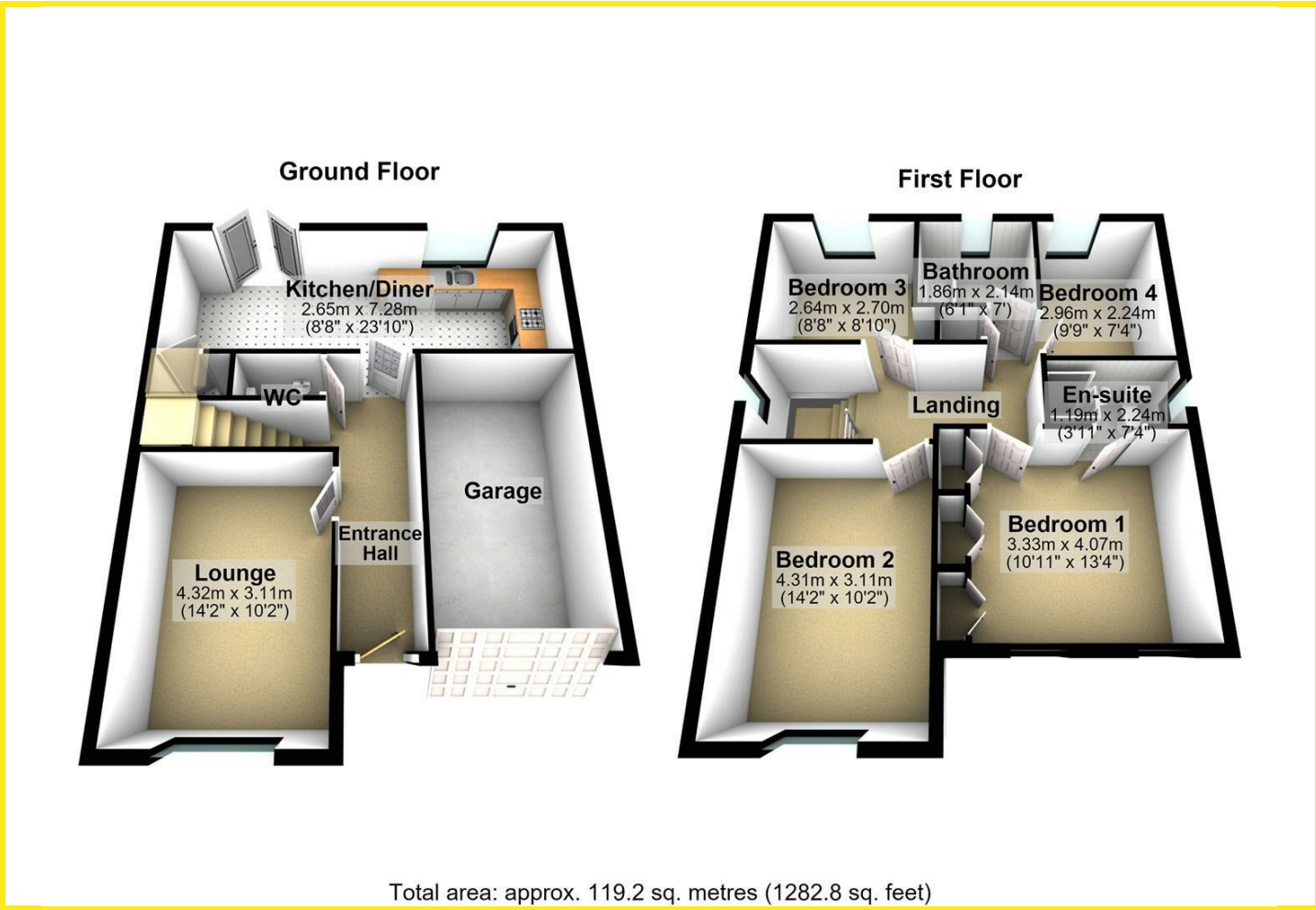
Externally, the property benefits from off-road parking at the front, leading to an integral garage with an up-and-over door, power, and an EV charging point. The private and enclosed rear garden is complete with a paved seating area and a lawn, perfect for enjoying sunny days. Additionally, the house is equipped with solar panels, promoting energy efficiency and sustainability.

This beautifully presented home is a rare find in a sought-after location, offering everything a modern family could desire. Don't miss the opportunity to make this exceptional property your own.

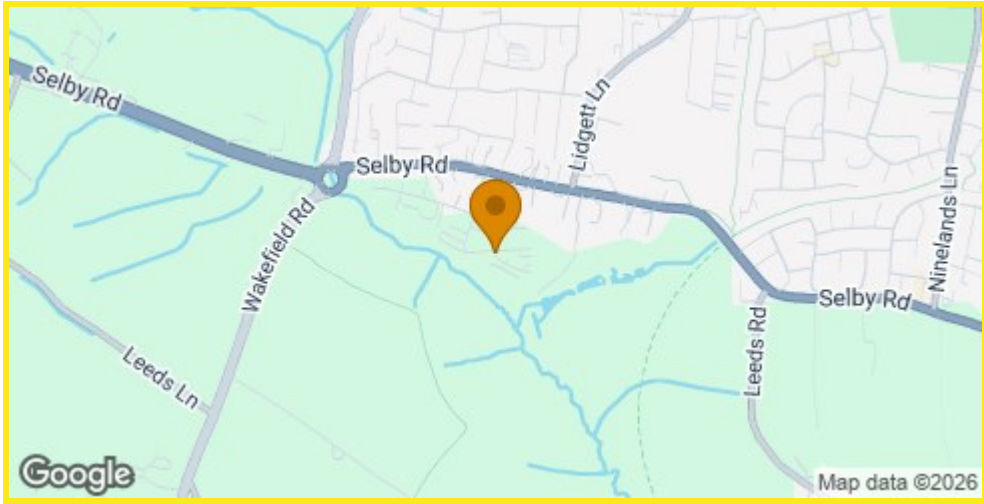




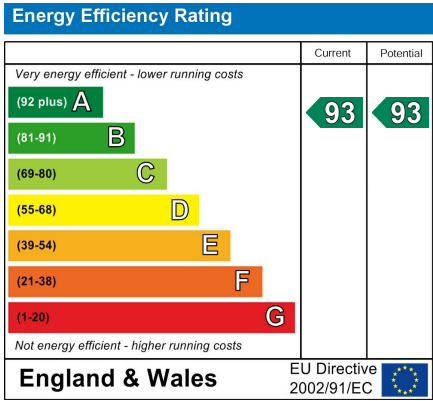
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left, going straight down Lidgett Lane to the traffic lights. Turn right onto Selby Road, taking your first left onto Roscommon Road, then a left again onto Roscommon Way. Follow this around around to the T junction and turn left onto Alder Grove where the property can be found on the left hand side as indicated by the agents board.