Derwent Avenue,Garforth LEEDS LS25 1HS

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welcome to

Derwent Avenue, Garforth LEEDS

Spacious three-bedroom detached bungalow set on a DESIRABLE corner plot. Featuring a stunning open-plan kitchen with BI-FOLD DOORS leading to a private rear garden, plus a wrap-around garden to the front: THE PERFECTblend of modern living and outdoor space.

Ground Floor

Lounge

15' 6" MAX x 10' 10" MAX (4.72m MAX x 3.30m MAX)
A bright and welcoming space featuring a large bay window to the front, flooding the room with natural light. Carpeted throughout for comfort, with double doors opening into the spacious open-plan kitchen, creating a seamless flow for modern living.

Kitchen/Diner

15' 4" MAX x 16' 8" MAX (4.67m MAX x 5.08m MAX)
A stylish and functional space featuring fully fitted wall and base units with ample storage, integrated appliances, and a island with additional cupboards and space for bar stools underneath. There's plenty of room for a dining table, while bi-folding doors open directly onto the rear garden, creating a perfect indoor-outdoor flow. Finished with spotlights and a central heating radiator.

Bedroom Two

15' 4" MAX x 8' 6" MAX (4.67m MAX x 2.59m MAX)
Carpeted throughout, window to the rear, central heating radiator.

Bedroom One

11' 11" MAX x 10' 11" MAX (3.63m MAX x 3.33m MAX)
Carpeted throughout, window to the front, central heating radiator.

Bedroom Three

11' MAX x 6' 5" MAX (3.35m MAX x 1.96m MAX)
Wooden flooring throughout, window to the side, central heating radiator.

Bathroom

A modern space incorporating a four-piece suite comprising a bathtub, walk-in shower, WC, and wash hand basin. Finished with spotlights, central heating radiator, heated towel rail and a window to the rear for natural light.

Additional W/C

Conveniently located and fitted with a WC and wash hand basin, offering practicality and ease for guests and family members.

Loft

The loft is partially boarded and accessible via a drop-down ladder located in the hallway.

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- Guide Price £390,000-£400,000
- Extended Detached Bungalow
- Three Good Size bedrooms
- Set On A Corner Plot
- Bi-Folding Doors To The Kitchen

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£390,000 - £400,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CGT111282 - 0005

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