Mike Dobson







9 Purbeck Grove

Garforth, Leeds, LS25 1HP

£285,000

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Nestled in the tranquil Purbeck Grove, Garforth, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Situated in a sought-after cul-de-sac on the popular Grange Estate, this extended two-bedroom property is ideal for those seeking a peaceful retreat without the hassle of onward chain.

Upon entering, you are welcomed into a fitted kitchen that seamlessly flows into a spacious lounge/diner, creating an inviting space for both relaxation and entertaining. The bungalow boasts two generously sized double bedrooms, both of which have been thoughtfully extended to enhance living space. The main bedroom features fitted wardrobes and charming French doors that open directly onto the private rear garden, allowing for a lovely connection with the outdoors.

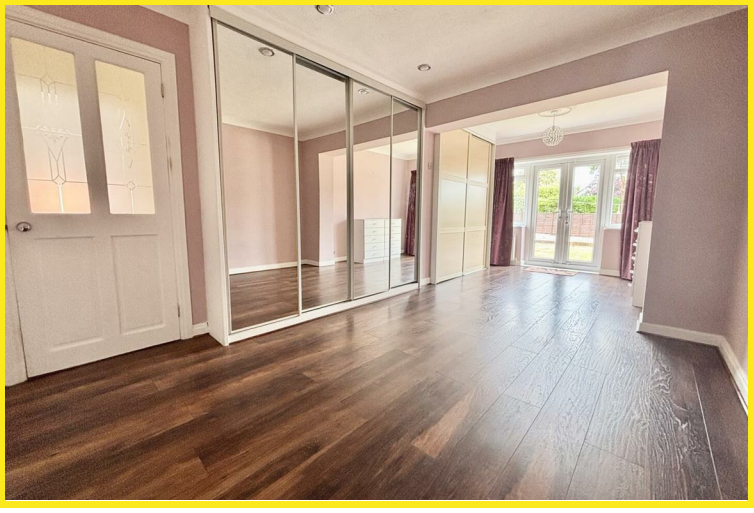
The four-piece bathroom suite is designed for both functionality and comfort, featuring a shower, a bath, a pedestal wash basin, and a low flush WC. This well-appointed space caters to all your needs.

Outside, the property benefits from a driveway that provides off-road parking, leading to a detached single garage with an up-and-over door, ensuring ample storage for your vehicle and belongings. The larger than average private rear garden is a true highlight, offering a lawn and pebbled seating areas, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

This charming bungalow is a rare find in a desirable location, making it an excellent opportunity for first-time buyers, downsizers, or anyone looking for a peaceful home in Garforth. Don’t miss your chance to make this lovely property your own.









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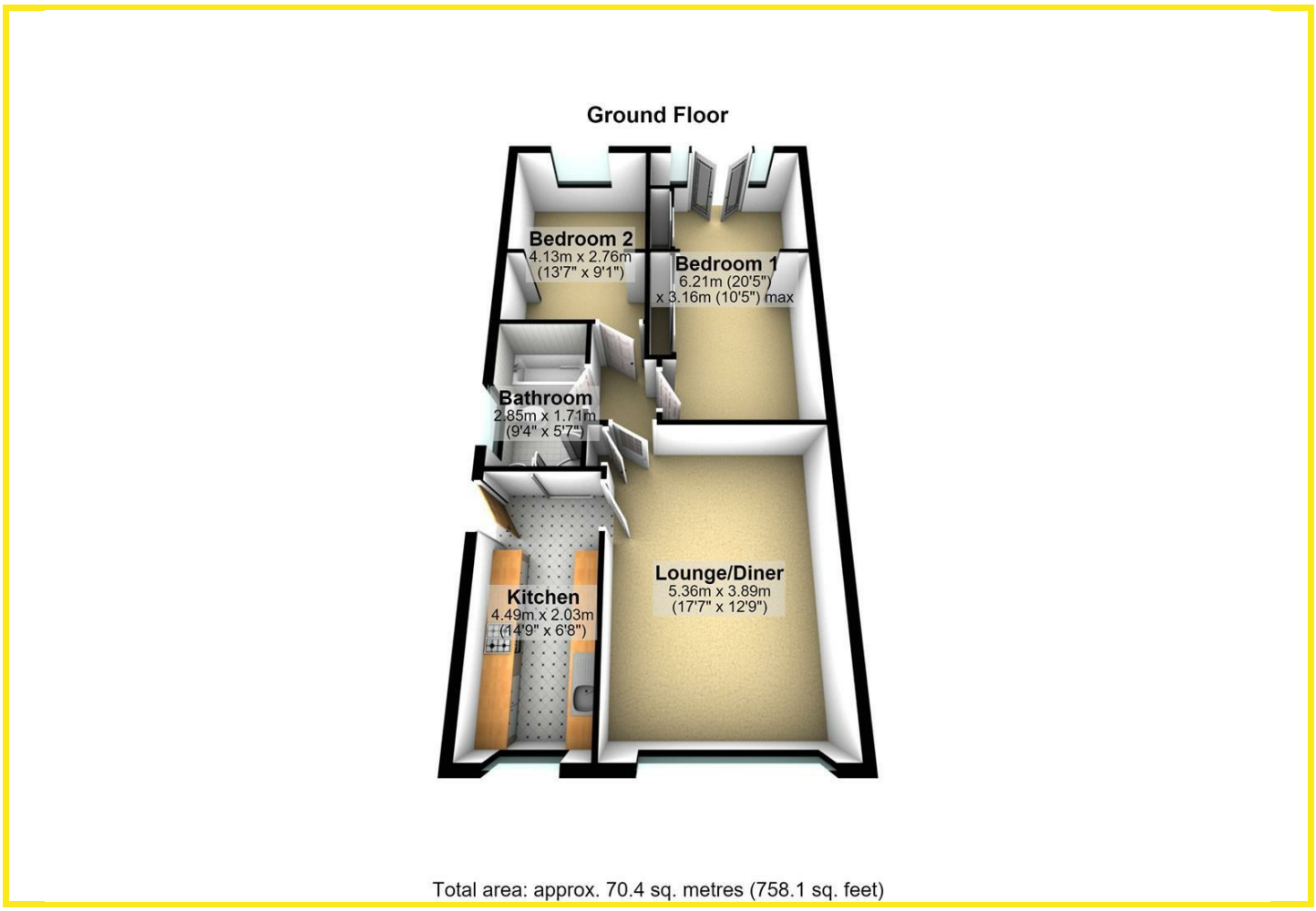






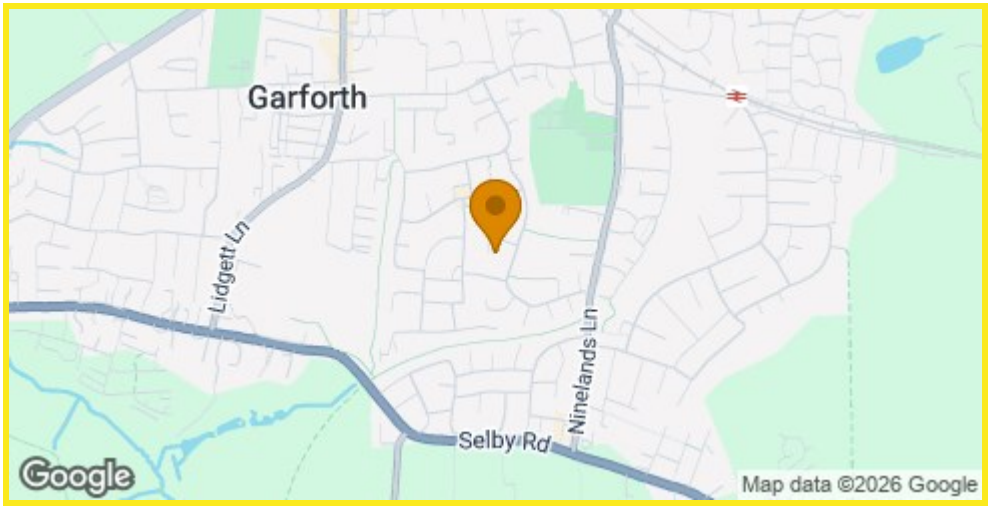


Floor Plan

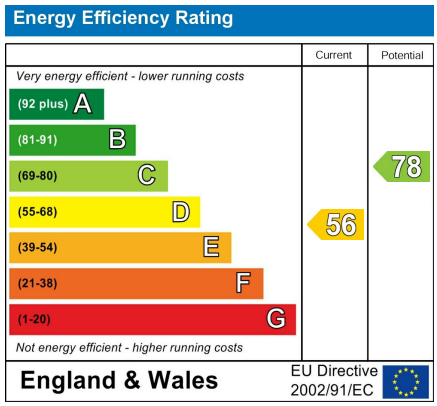


Total area: approx. 70.4 sq. metres (758.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Garforth Main Street turn on to Church Lane by the Library. Follow Church Lane and take the second turning right on to Grange Avenue. From Grange Avenue take the third turning left on to Derwent Avenue. Purbeck Grove is then the second turning right off Derwent Avenue. 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. From this direction Purbeck Grove is the sixth turning left off Derwent Avenue.

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.

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