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**Dobson**



**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.

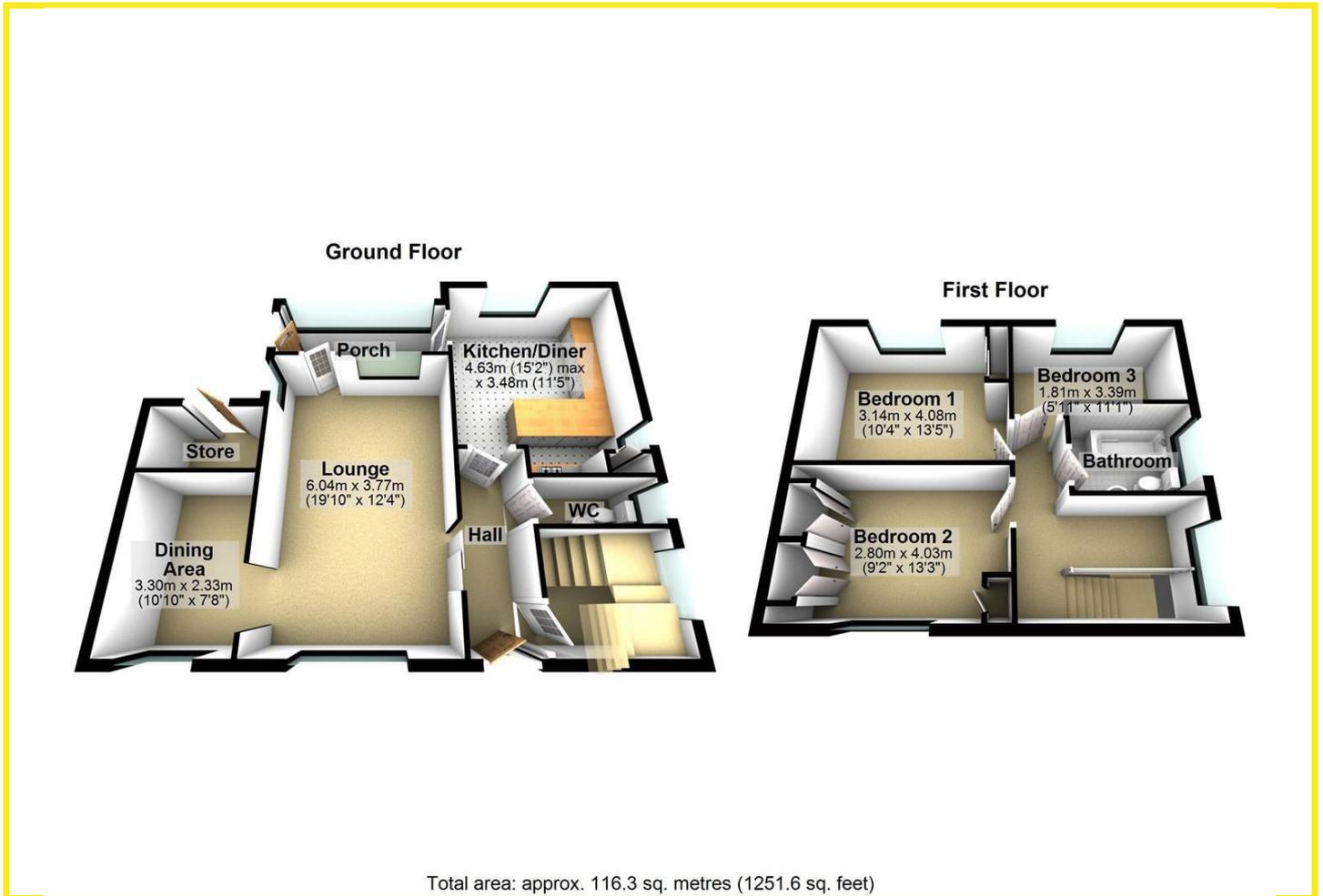
With a detached garage and parking available, convenience is at your fingertips. The absence of a chain means you can move in without delay, making this property an attractive prospect for both families and investors alike.

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.

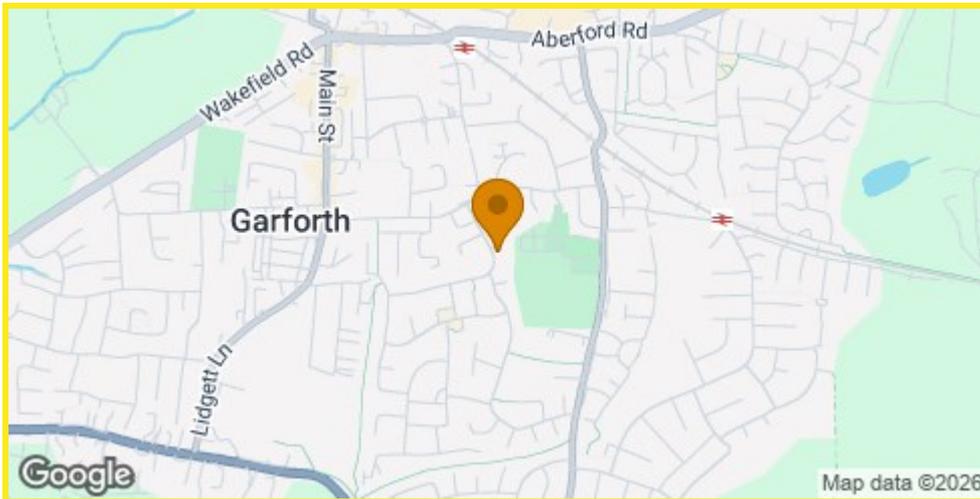




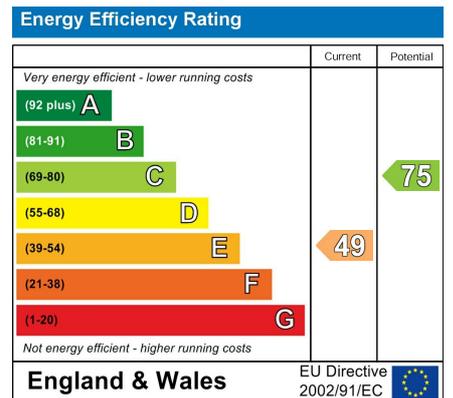
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

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