

Mike  
**Dobson**



**64 Grange Avenue**  
Garforth, Leeds, LS25 1JJ

**£355,000**

# 64 Grange Avenue

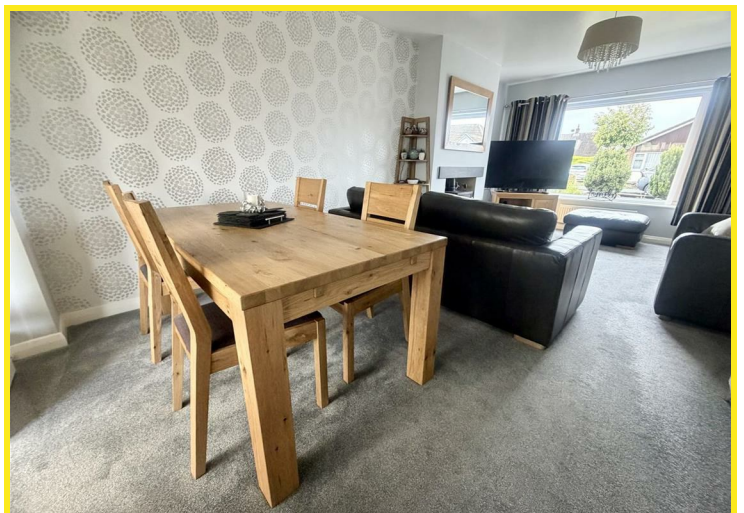
Nestled in the sought-after Grange Estate of Garforth, Leeds, this charming three-bedroom extended semi-detached house offers a perfect blend of comfort and modern living. The property boasts two inviting reception rooms, including a spacious lounge/diner that is ideal for family gatherings and entertaining guests. The extended dining room/sitting room provides additional space, creating a warm and welcoming atmosphere along with a conservatory.

There is a modern fitted kitchen, equipped with a range of built-in appliances, which seamlessly connects to a side extension. This extension features a separate utility area and a convenient ground floor WC, enhancing the practicality of the home. Upstairs, you will find three well-proportioned bedrooms, complemented by a family bathroom that caters to all your needs.

The property benefits from PVCu double glazing and gas central heating, ensuring a warm and energy-efficient environment throughout the year. Externally, there is off-road parking available for up to two vehicles, leading to an attached brick garage with roller shutter doors, power, and lighting—perfect for additional storage or a workshop.

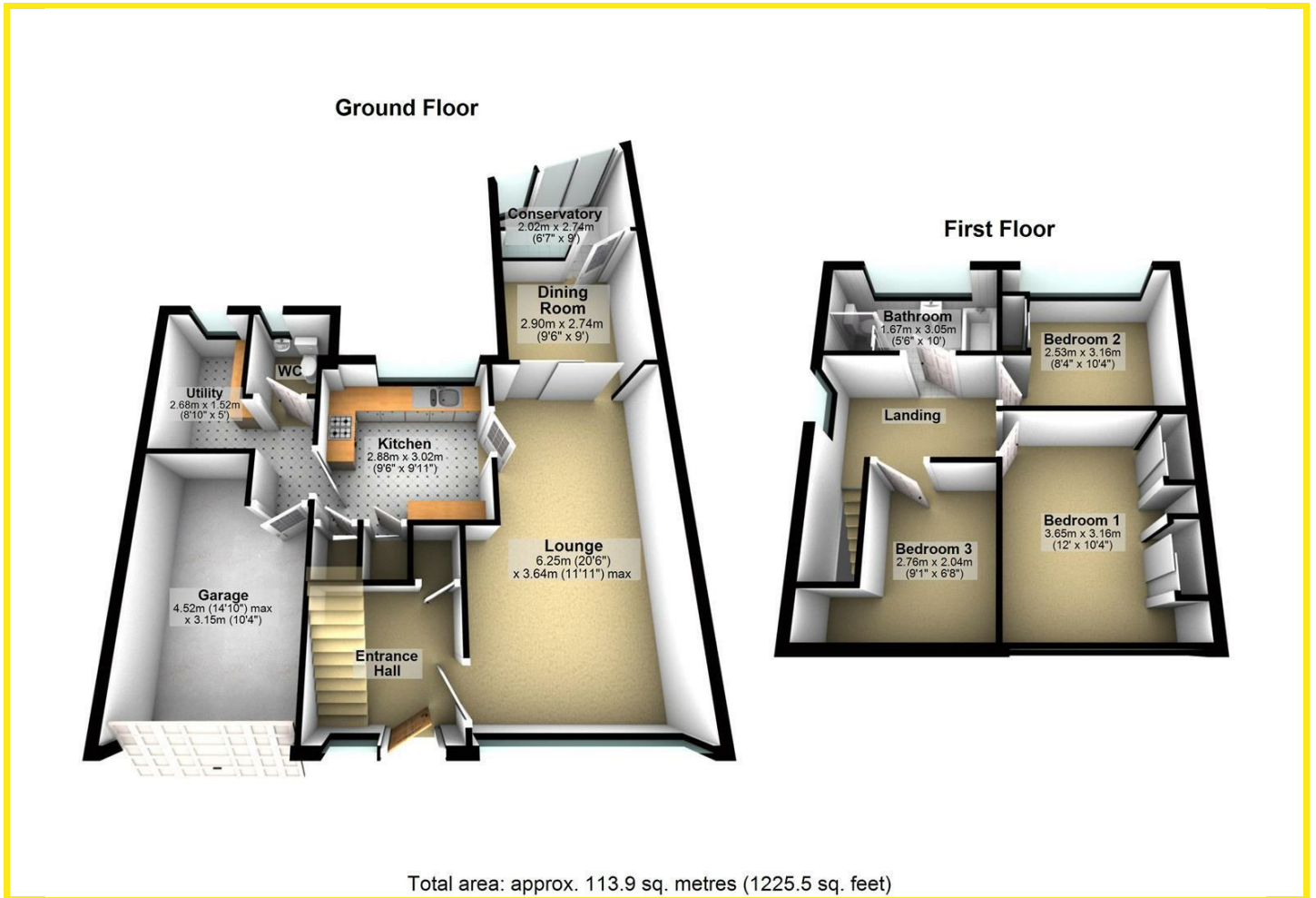
The generous rear garden is a true highlight, featuring patio seating areas for al fresco dining, a spacious lawn, and a delightful Pagoda. The garden also includes raised planters, a greenhouse, and a shed, making it an ideal space for gardening enthusiasts. Additionally, the property is equipped with solar panels, contributing to energy efficiency and sustainability.

This delightful home on Grange Avenue is perfect for families seeking a comfortable and well-equipped residence in a friendly neighbourhood. Don't miss the opportunity to make this lovely property your own.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Garforth office turn left onto Main Street taking the second left onto Church Lane, take second right onto Grange Avenue where the property can be found on the right hand side.

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