



**4 Gainford Drive,  
Garforth, Leeds,  
LS25 1HJ  
£240,000**



An extremely well presented and maintained three bedroom semi detached house located on the sought after Grange Estate within Garforth. The accommodation briefly comprises entrance hall, separate W.C., lounge/diner, kitchen, first floor landing, bedroom one, two, three and bathroom/W.C. In addition the property has fire escape PVCu double glazed windows & entrance doors, remote controlled gas fired central heating with Worcester Bosch combination boiler (being installed in 2017 and serviced annually), fitted kitchen with four ring gas hob, extractor, built in oven and grill and to include fridge/freezer and washing machine, fitted wardrobes to all bedrooms and three piece white bathroom suite with rectangular shaped bath with shower over and shower screen. Outside, to the front of the property is a lawned garden with plants and shrubs to the border. There is also a washed pebble stone area. A resin driveway provides ample off road parking and leads under a car port and in turn leads to a detached garage with up and over roll top door. To the rear of the property is a larger than average lawned garden with a wide variety of plants and shrubs to the borders. An opportunity not to be missed!

**Entrance Hall 7'11" x 6'4" (2.41m x 1.93m)**

PVCu double glazed front entrance door with matching panel to one side, central heating radiator. Door to lounge, door to WC, coat cupboard, coving to ceiling, smoke alarm. Positioned to the front.



**Separate WC 3'5" x 2'10" (1.04m x 0.86m)**

Being a two piece white suite comprising vanity wash basin with double cupboard below, low flush WC, fully tiled to the walls, tiled effect flooring, spotlights to ceiling.



**Lounge/Diner 20'6" x 12'1" (6.25m x 3.68m)**

Being dual aspect and having a feature fire surround with coal effect electric fire, PVCu double glazed window to front, PVCu double glazed window to rear, two central heating radiators, TV point, telephone point, door to kitchen, coving to ceiling. Positioned to the front.



**Lounge/Diner View Two**



**Kitchen 10'2" x 9'10" (3.10m x 3.00m)**

Having wall and base units with roll edge work surfaces including a breakfast bar and incorporating single bowl, single drainer sink unit with mixer tap, four ring gas hob with stainless steel and glass extractor hood over, built in double oven, to include fridge freezer, to include washing machine, part tiled to the walls, lino flooring, PVCu double glazed window, central heating radiator, storage cupboard housing gas and electric meters, additional storage cupboard housing Worcester Bosch combination boiler. Positioned to the rear.



**Kitchen View Two**



**First Floor Landing 8'11" x 5'3" (2.72m x 1.60m)**

Doors leading to bedroom one, bedroom two, bedroom three and bathroom/WC, PVCu double glazed window, access point to the loft with pull down ladder, insulated and light. Airing cupboard off with shelving inside. Smoke alarm. Positioned to the side.

**Bedroom One 12' x 11'2" (3.66m x 3.40m)**

Having a double fitted wardrobe, PVCu double glazed window, central heating radiator, coving to ceiling, wall mounted air conditioning unit. Positioned to the front.



**Bedroom One View Two**



**Bedroom Two 8'8" x 8'3" (2.64m x 2.51m)**

Having fitted wardrobes with hanging space and shelving inside, additional fitted double recessed wardrobe, PVCu double glazed window, central heating radiator, coving to ceiling. Positioned to the rear.



**Bedroom Two View Two**



**Bedroom Three 9'0" x 7'4" (2.74m x 2.24m)**

Having double fitted wardrobes with overhead storage, recessed shelving, PVCu double glazed window, central heating radiator, coving to ceiling. Positioned to the front.



**Bedroom Three View Two**



**Bathroom/WC 7'10" x 5'3" (2.39m x 1.60m)**

Being a three piece white suite with pedestal wash basin, low flush WC, rectangular shaped bath with shower over and screen, fully tiled to the walls, tiled effect flooring, spotlights to ceiling. Positioned to the rear.

**Outside**

To the front of the property is a lawned garden with plants and shrubs to the border. There is also a washed pebble stone area. Outside light to the front door. External storage cupboard with PVC door, power and light inside. A resin driveway provides ample off road parking and leads under a car port and in turn leads to a detached garage with up and over roll top door. Outside security light to the front of the garage door. To the rear of the property is a larger than average lawned garden with a wide variety of plants and shrubs to the borders. Greenhouse. Fountain. Outside tap to the rear of the property.

**Outside View Two****Location**

From Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane and then take the second turn right on to Grange Avenue. Gainford Drive is the first turn right just beyond the entrance to Grangefield Court.

**Viewing Arrangements**

Please contact Agent's Garforth Office on (0113) 2864276

**Important Notice**

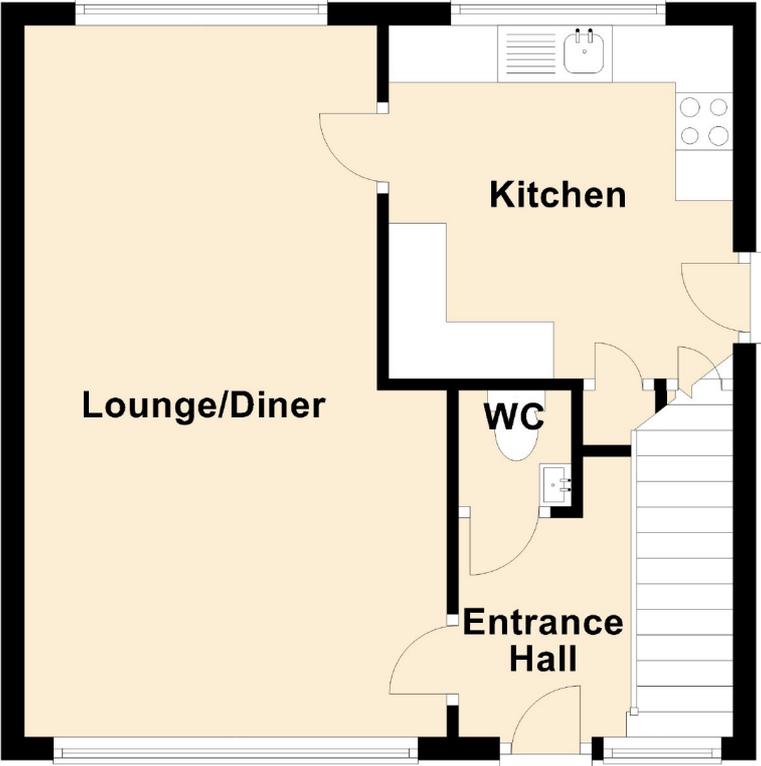
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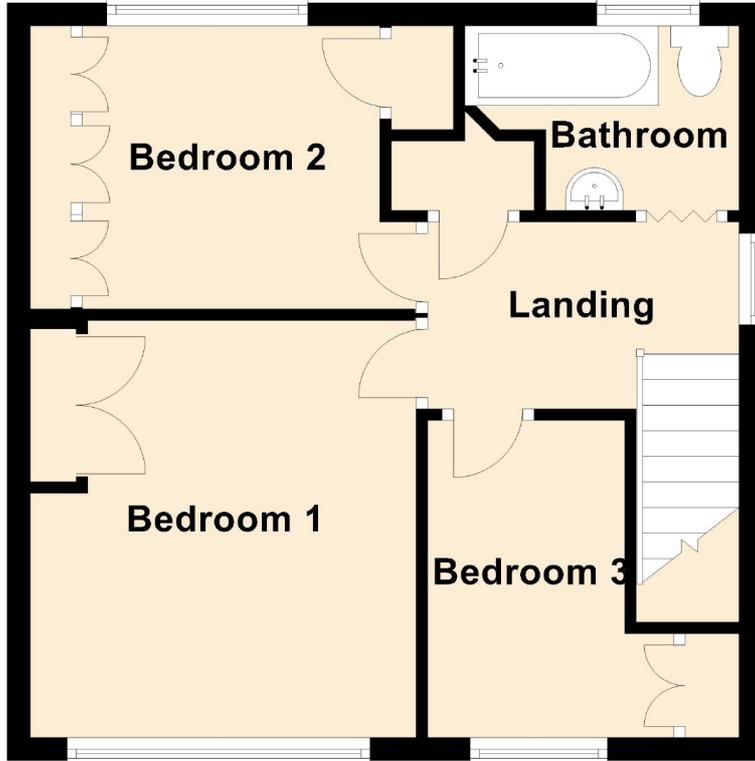
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**Ground Floor**



**First Floor**





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