



**36 Caernarvon  
Avenue, Garforth,  
Leeds, LS25 2LQ  
£239,995**

We are delighted to offer for sale this three bedroom extended semi detached house situated in a cul-de-sac location in East Garforth. Having easy access to East Garforth train station, schools and shops and within easy reach of the A1/M1 motorway. The accommodation briefly comprises Entrance hall, lounge, open plan kitchen, dining area, family room, three bedrooms to the first floor with bathroom/WC. In addition the property has gas central heating with combination boiler, PVCu double glazing, fitted kitchen with built in oven, hob and extractor, integrated dishwasher and fridge/freezer. Modern white three piece bathroom suite with shower over bath. Outside driveway provides of road parking and leads to a larger than average detached garage with a low maintenance pebbled front garden and to the rear is a fully enclosed garden with paved patio and neat well planned lawned garden with flower borders leading to a timber gazebo and further patio area. An early viewing is highly recommended.

**Entrance hall**

Composite front entrance door with matching side panels, staircase to first floor, under-stairs storage cupboard, doors leading to lounge and dining kitchen, central heating radiator.

**Lounge 3.99m x 3.28m (13'1" x 10'9")**

Marble feature fireplace with inset gas fire, PVCu double glazed window, central heating radiator, French doors to Dining Kitchen, positioned to the front.



**Kitchen dining room 5.14m x 3.25m (16'10" x 10'8")**

Having a range of units to high and low level, work surfaces with one and half bowl stainless steel sink, mixer tap and waste disposal. Four ring gas hob with extractor chimney hood over built in eye level electric double oven, integrated dish-washer. Laminate floor, PVCu double glazed window, central heating radiator, open plan to dining/family room.



**Kitchen Dining Room view 2**



**Additional kitchen area 2.62m 2.10m max (8'7" 6'11" max)**

Further range of matching units to to high and low level with integrated fridge/ freezer, laminate flooring, PVCu double glazed window, PVCu double glazed side door, door to w.c. Positioned to the side.



**Family room 2.78m x 2.43m (9'1" x 8'0")**

PVCu double glazed single sliding patio doors leading to rear garden, central heating radiator, laminate flooring, positioned to the rear



**First floor landing**

Doors leading to bedroom one, two, three and bathroom/w.c. Access point to loft with pull down ladder, part boarded with light and housing the central heating boiler. PVCu double glazed window.

**Bedroom one 4.02m x 3.09m (13'2" x 10'2")**

PVCu double glazed window, central heating radiator, door to storage cupboard, positioned to the front.



**Bedroom One view 2**



**Bedroom two 3.52m x 2.80m (11'7" x 9'2")**

PVCu double glazed window, central heating radiator, positioned to the rear.



**Bedroom three 2.99m max x 1.98m (9'10" max x 6'6")**

PVCu double glazed window, central heating radiator, fitted storage cupboard, positioned to the front.



**Bathroom/WC 2.26m x 1.87m (7'5" x 6'2")**

Modern three piece white suite comprising shaped panelled bath with shower over and side-screen, vanity wash basin with cupboard below, low flush WC. Fitted vanity cupboards with mirror light, being fully tiled to the walls with tiled flooring and underfloor heating, PVCu double glazed window, heated towel radiator, coving and downlights to ceiling, positioned to the rear.



**Bathroom/w.c view 2**



**Outside**

Driveway provides off road parking for up to 4 vehicles and leads to a larger than average detached garage with electric up and over door with remote locking system, power and light. A door to the rear of the garage leads to a further storage area currently used as a utility room with electrics and water. Plumbing for washing and space for tumble dryer. The front of the property is mainly low maintenance with pebbled area and flower beds. The rear garden is fully enclosed with paved patio leading to well planned neat lawned garden with flower beds there is a timber gazebo to the bottom with gate to open fields and a further seating area to the rear of the garage.



Outside view 2



Outside view 3



Outside view 4



Outside view 5



**Location**

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the bridge. After the bridge take the fifth turning off on the right hand side on to Sturton Lane. Caernarvon Avenue is then the third turning off on the right hand side.

**Viewing Arrangements**

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

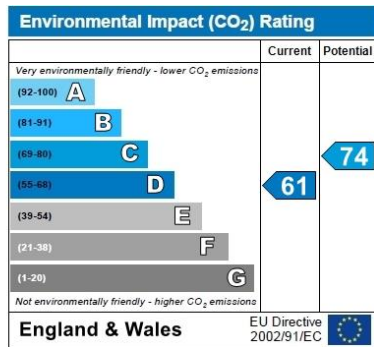
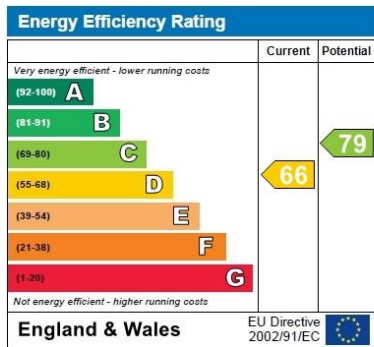
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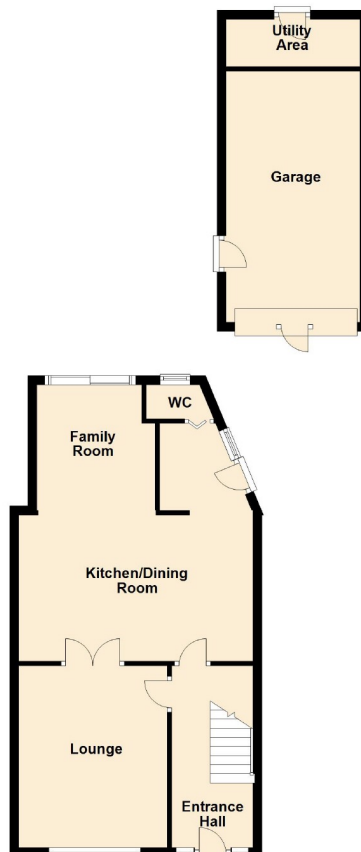
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**Purchasing Procedures**

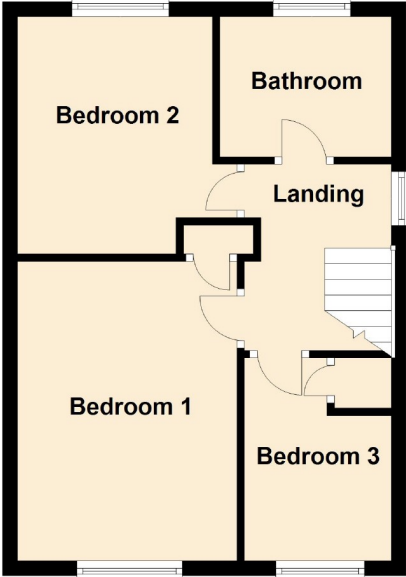
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Ground Floor



First Floor





36 Caernarvon Avenue





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