Mike Dobson







14 Kirkby Avenue

Garforth, Leeds, LS25 2BN

£310,000

14 Kirkby Avenue

Nestled on the charming Kirkby Avenue in Garforth, Leeds, this stunning extended semi-detached house is a true gem. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is undoubtedly the remarkable open-plan gloss kitchen and dining area, complete with a stylish island and integrated appliances. The bi-fold doors seamlessly connect the indoor space to the lovely private enclosed rear garden, creating an ideal setting for entertaining or simply enjoying the outdoors.

The spacious lounge features a delightful fireplace, providing a warm and inviting atmosphere for relaxation. The master bedroom is equipped with fitted mirrored wardrobes, offering both style and practicality, while the second and third bedrooms come with convenient storage cupboards. The recently renovated bathroom suite adds a touch of modern elegance to the home.

Throughout the property, oak doors enhance the overall aesthetic, contributing to a sense of quality and sophistication. Outside, the garden is beautifully designed with patio seating areas, perfect for alfresco dining or unwinding in the sun. A single detached garage provides additional storage or parking options, with access through a side door and an up-and-over door at the front. The long driveway accommodates multiple vehicles, ensuring convenience for residents and guests alike.

Situated in a sought-after area, this home is close to local amenities and excellent transport links, making it an ideal choice for those who value both comfort and accessibility. Viewing is essential to fully appreciate the charm and potential of this exceptional property.









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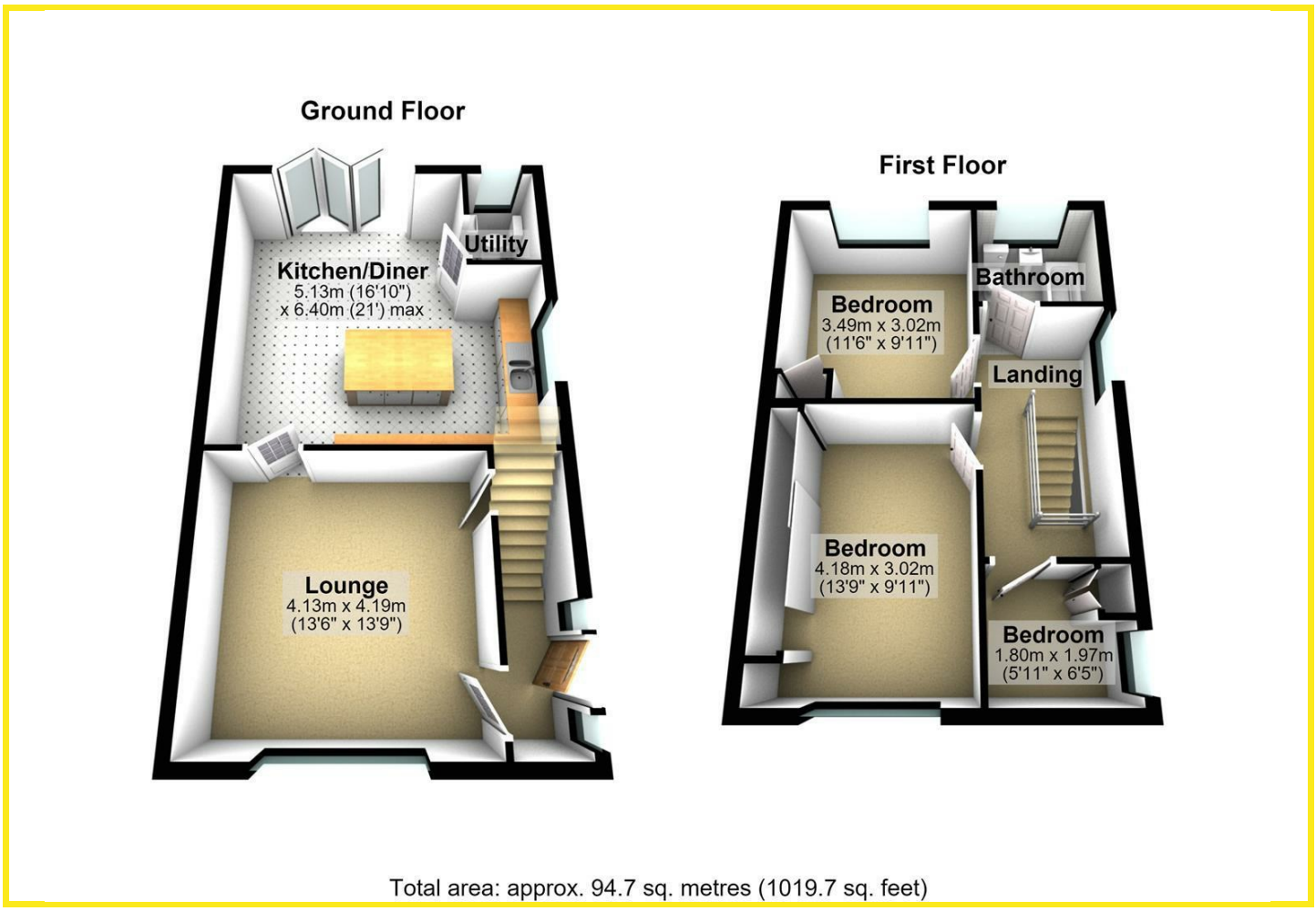






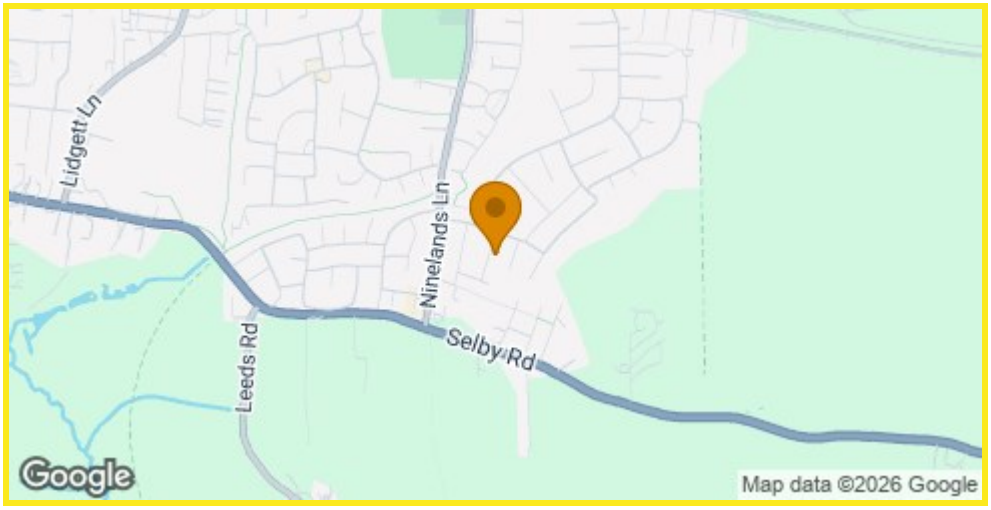


Floor Plan

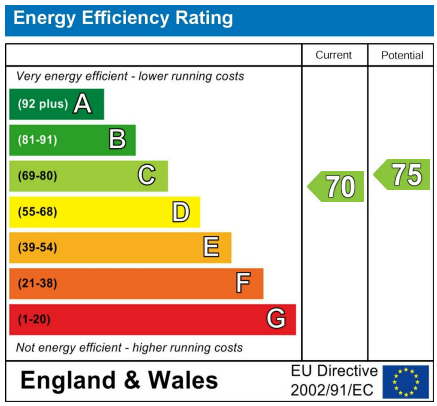


Total area: approx. 94.7 sq. metres (1019.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Turn right onto Hazelwood Avenue and then take the second right on to Kirkby Avenue the property can be found on the left hand side.

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