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**Dobson**



**75 Derwent Avenue**  
Garforth, Leeds, LS25 1HS

**£270,000**

# 75 Derwent Avenue

Nestled in the sought-after area of Garforth, Leeds, this charming semi-detached house on Derwent Avenue offers a delightful blend of traditional style and modern convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

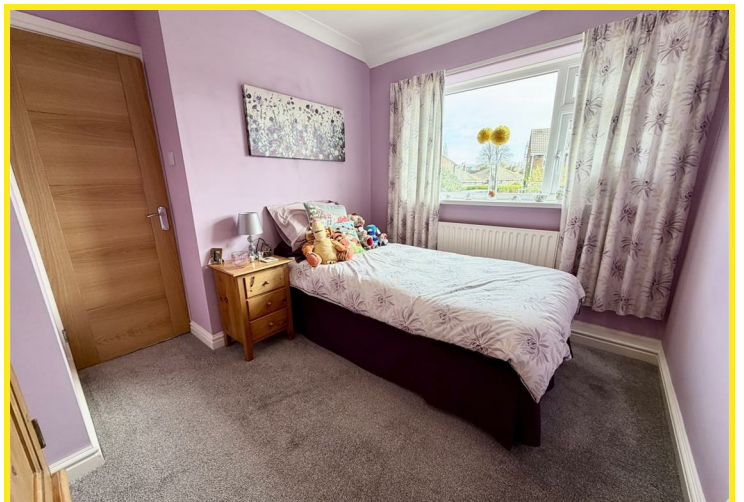
Upon entering, you are welcomed into the lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The dining kitchen is equipped with a range of built-in appliances and patio doors that lead directly to the rear garden, seamlessly connecting indoor and outdoor living.

The modern white bathroom suite adds a touch of elegance, while the new internal oak doors throughout the home enhance its contemporary feel. The property benefits from gas central heating, powered by a combination boiler that is just three years old, ensuring warmth and comfort during the colder months. Additionally, the PVCu double glazing, replaced five years ago, contributes to energy efficiency and noise reduction.

Externally, the property has been re-roofed with PVCu fascias and guttering, the property boasts a neat lawned front garden and a driveway that accommodates up to three vehicles, providing ample parking for residents and visitors alike. The larger-than-average detached garage, complete with power and lighting, offers further storage or workshop potential.

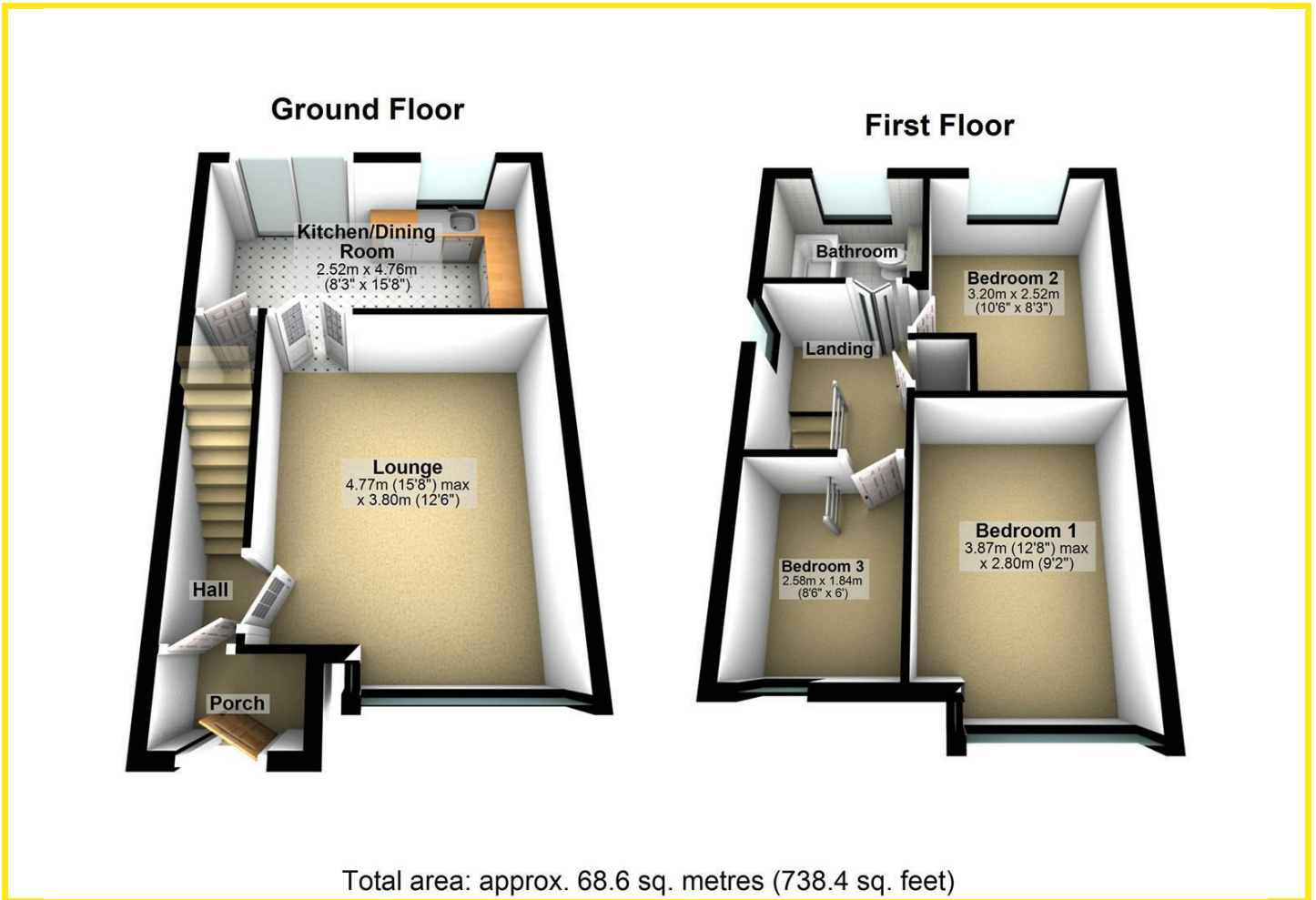
The enclosed rear garden is a true oasis, featuring two paved patio seating areas, perfect for al fresco dining or enjoying a quiet moment in the sun. A charming bark and paved walkway meanders through a vibrant array of plants and shrubs, creating a picturesque outdoor space.

This delightful home combines comfort, style, and practicality in a popular location, making it an excellent choice for those looking to settle in Garforth. Don't miss the opportunity to make this lovely property your own.





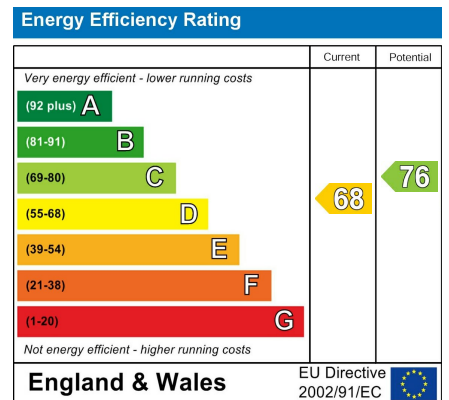
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From Garforth Main Street turn left on to Church Lane. Follow Church Lane and take the second turning off on the right hand side on to Grange Avenue. Derwent Avenue is then the third turning off Grange Avenue on the left hand side. Alternatively from the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Follow Ninelands Lane and take the third turning left on to Derwent Avenue.

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