

Mike
Dobson



38 Acaster Drive
Garforth, Leeds, LS25 2BQ

£450,000

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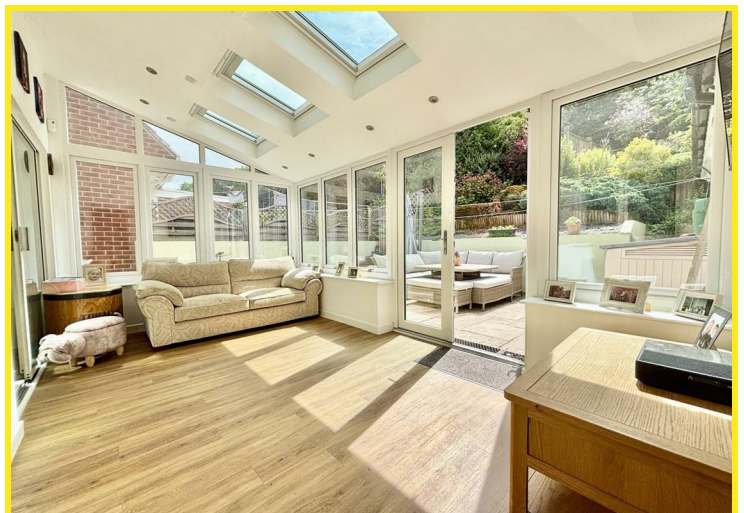
Nestled in one of Garforth's most sought-after residential areas, this impressive detached house on Acaster Drive presents an ideal opportunity for families seeking a blend of comfort and modern living. With four spacious bedrooms and two well-appointed bathrooms, this home is designed to accommodate the needs of a growing family.

Upon entering, you are greeted by a generous entrance hall that sets the tone for the rest of the property. The expansive full-length living room is a highlight, offering an elegant and airy atmosphere perfect for relaxation. This room seamlessly connects to a delightful conservatory, which serves as a tranquil retreat, ideal for enjoying the outdoors from the comfort of indoors.

At the heart of the home lies a contemporary kitchen/diner, equipped with stylish units and a breakfast bar, making it perfect for family meals and entertaining guests. The open layout flows into a formal dining area, enhancing the sociable feel of the space. An inner hallway leads to a practical utility room, a modern downstairs shower room, and a versatile additional room currently used as a playroom. This flexible space could easily transform into a home office or a ground-floor bedroom, complete with double patio doors that open onto the garden.

The first floor boasts four well-proportioned bedrooms, each thoughtfully designed to provide comfort and privacy, alongside a three piece white family bathroom.

Externally, the property shines with a stunning rear garden that features split-level landscaping, offering a variety of outdoor spaces. A lower paved patio is perfect for seating, while steps lead to a raised deck and patio, ideal for BBQ and al-fresco dining, all enjoying long-distance views. The extensive lawned garden, framed by mature hedging and trees, provides an exceptional space for relaxation and recreation, with a further area to the top having a variety of trees, making this home a true gem in Garforth.

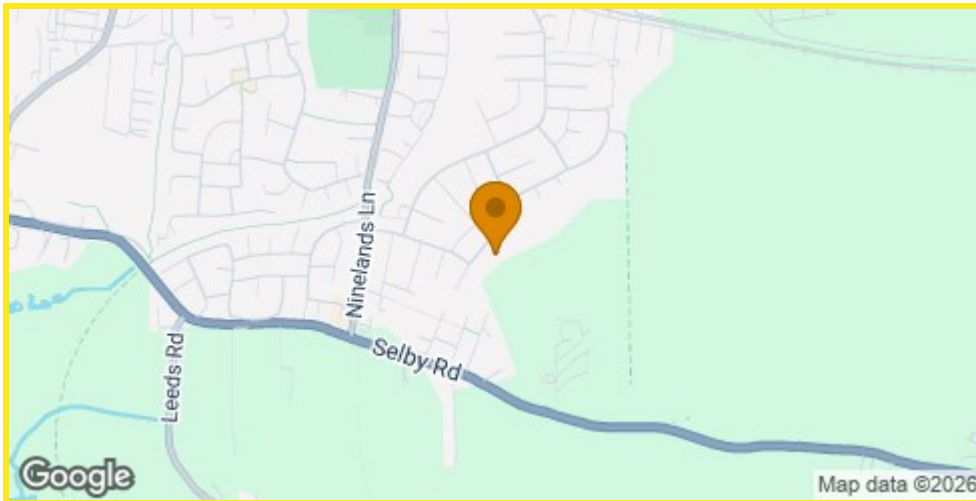




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. From Ninelands Lane take the first turning right on to Hazelwood Avenue. Follow Hazelwood Avenue to the 'T' junction and turn left onto Acaster Drive where the property is on the right hand side as indicated by the agents board.

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