

Mike
Dobson



13 Beech Grove Avenue

Garforth, Leeds, LS25 1EF

£225,000

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Ideally situated in the desirable Beech Grove Avenue in Garforth, Leeds, this charming three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. With no chain involved, you can move in without delay and start enjoying your new home.

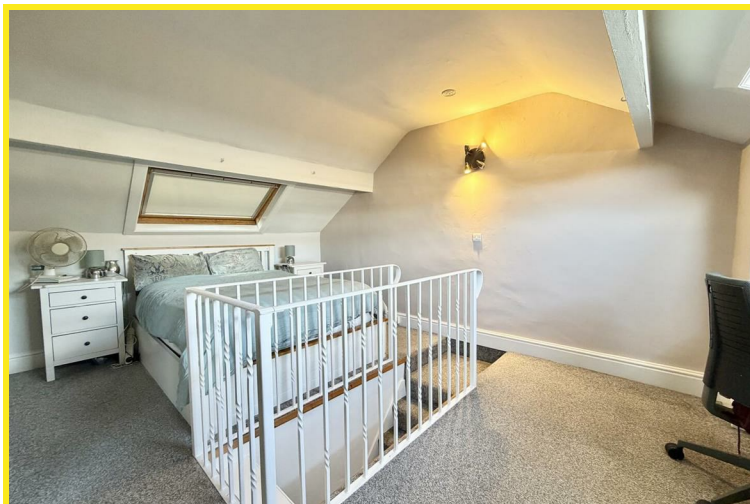
Upon entering, you are welcomed by a porch that leads into a spacious lounge area, perfect for relaxation and entertaining. The room features a cosy gas fireplace, creating a warm and inviting atmosphere. The modern white gloss fitted kitchen is a highlight, equipped with an integrated oven and hob, along with an extractor fan and a large pantry cupboard for ample storage.

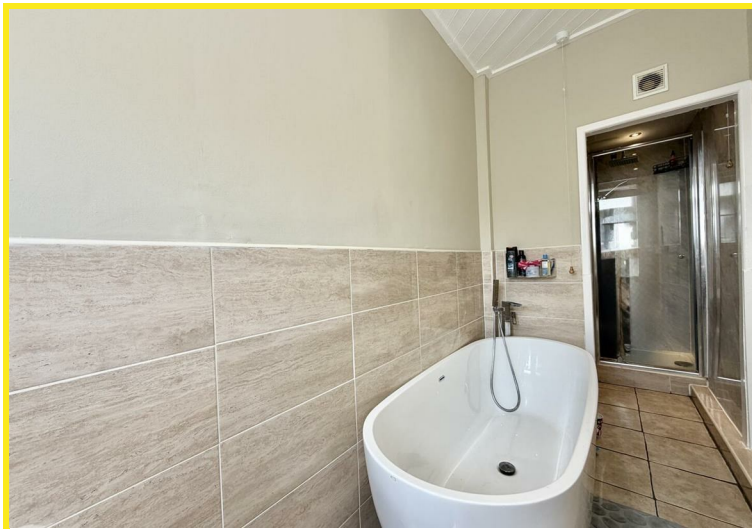
The property boasts two generously sized bedrooms on the first floor, while the second floor hosts a large, bright bedroom enhanced by Velux windows, allowing natural light to flood the space. The recently refitted bathroom is both stylish and functional, featuring half tiling and a separate shower cubicle, catering to all your needs.

Additional benefits include a Vaillant combi boiler, which is only five years old, ensuring efficient heating and hot water. The house has been recently decorated and re-carpeted throughout, providing a fresh and modern feel.

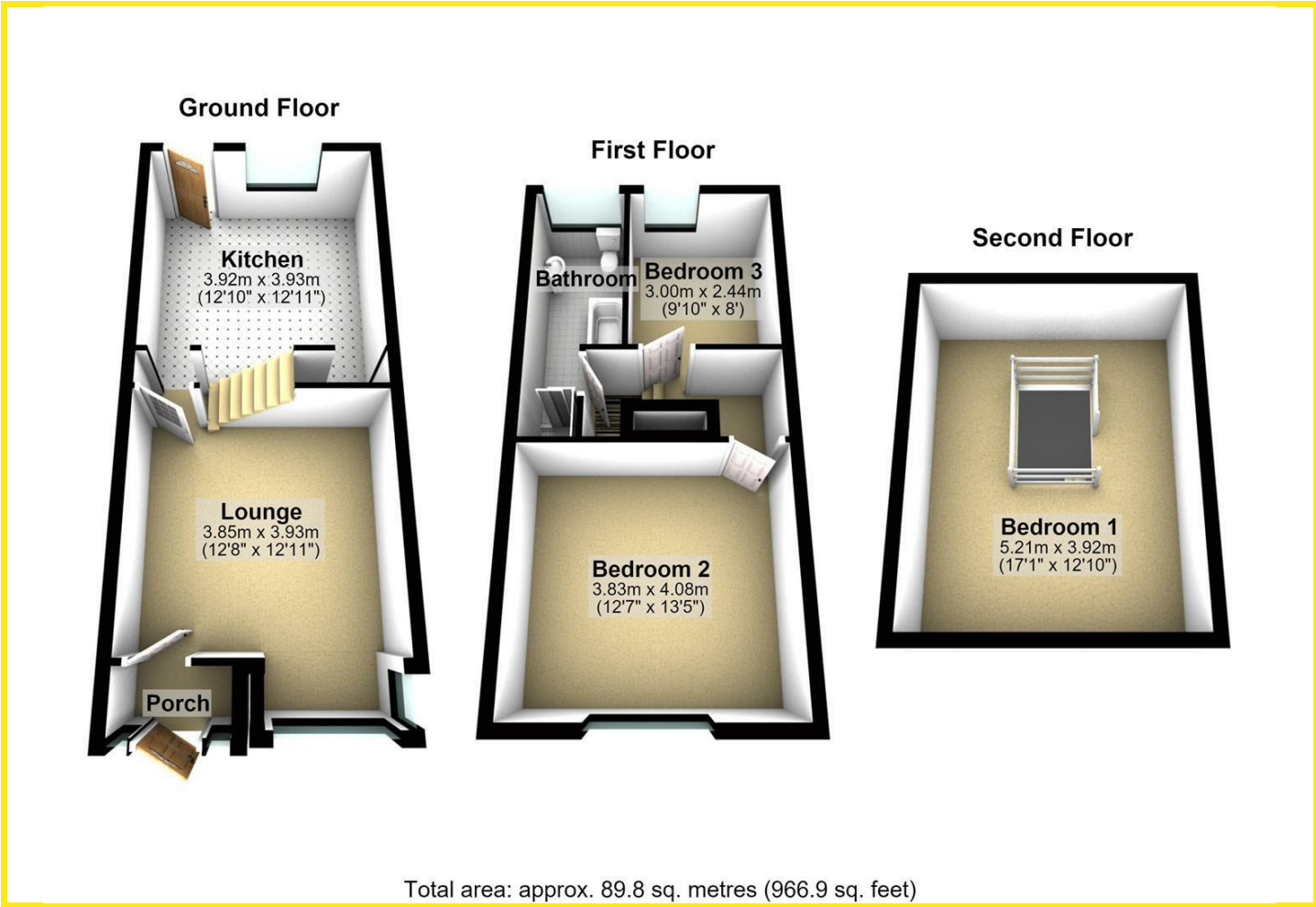
Outside, you will find a single garage with an up-and-over door, offering convenient access from the garden. The rear garden features a lovely patio area and a lawn, ideal for outdoor gatherings or simply enjoying the fresh air. The front garden is block-paved, providing off-street parking.

Situated in a sought-after area, this property is close to excellent schools, making it an ideal choice for families. This delightful home combines comfort, style, and practicality, making it a must-see for anyone looking to settle in Garforth.

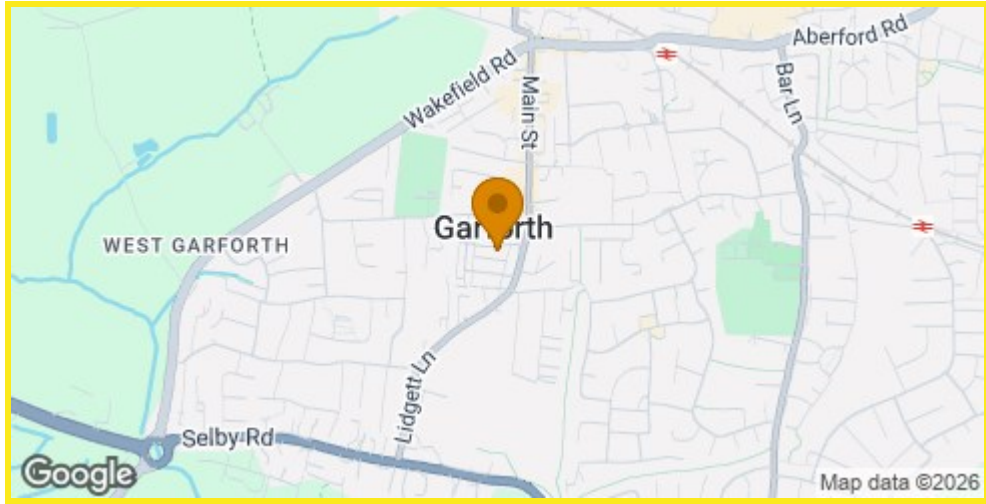




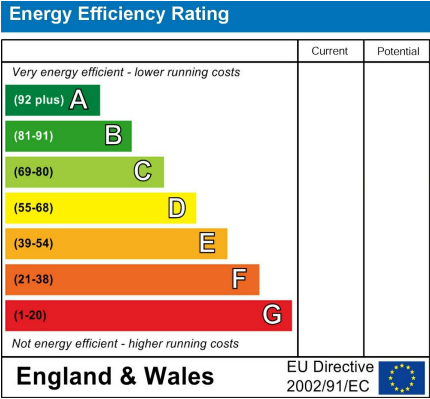
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From garforth main street turning left from mike dobson office follow lidgett lane and take the 3rd turning on the right.