



Beech Grove Avenue | Garforth | LS25 1EF

£218,000

Four Bedroom Through Terrace | Council Tax Band B | EPC Rating D

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\* FOUR BEDROOM MID TERRACE \* LOUNGE WITH BOX BAY WINDOW \* DINING KITCHEN \* ENCLOSED REAR GARDEN \* ON STREET PARKING \* CLOSE TO LOCAL AMENITIES \*

This four-bedroom terraced house is offered for sale in the popular town of Garforth, Leeds. The property provides good sized family accommodation over three floors and is complemented by an enclosed lawned rear garden.

The main reception room features exposed wood floors, large box bay window with window seat, creating a bright, comfortable living area. The kitchen includes dining space along with a built-in hob and oven, offering a functional layout for day-to-day cooking and family meals. The bathroom is fitted with a shower over bath.

Bedroom accommodation comprises a master double bedroom with built-in wardrobe/cupboard and feature exposed brick chimney breast, a further double bedroom and two further bedrooms- providing flexibility for family living, guests or home working. The house benefits from double- glazing and central heating. On-street parking is available to the front, and the rear garden offers enclosed lawned space.

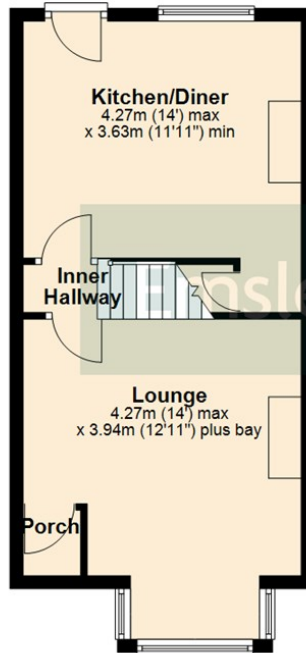
Garforth has a range of local amenities including supermarkets, independent shops, cafés and pubs, mainly centred around Main Street. There are several nearby schools serving different age groups. Green spaces such as local parks and playing fields are within easy reach for recreation.

Public transport links are a key advantage of this location. Garforth railway station provides regular services to Leeds, York and Manchester, with journeys to Leeds typically around 15 minutes. East Garforth station offers further commuting options. Bus routes connect the area with surrounding suburbs and Leeds city centre, while road links to the A1(M) and M1 place wider regional destinations within convenient driving distance.

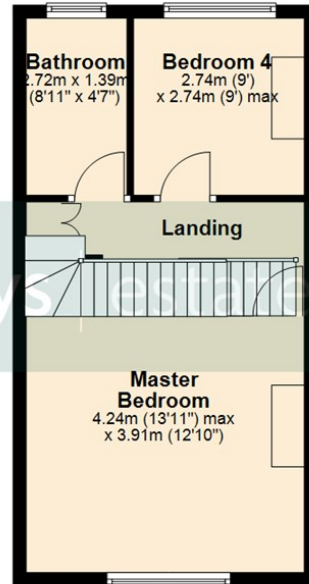




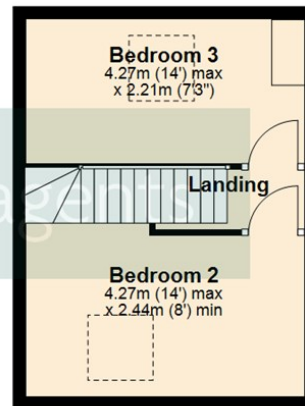
**Ground Floor**  
Approx. 37.8 sq. metres (407.2 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (392.7 sq. feet)



**Second Floor**  
Approx. 24.4 sq. metres (263.0 sq. feet)



Total area: approx. 98.7 sq. metres (1062.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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