



## 11 Wharfedale , Luton, LU4 9XS

Nova are delighted to offer this well presented two bedroom terraced home, ideally located in a quiet residential cul-de-sac in the sought-after Leagrave area. Perfect for first-time buyers or investors, this property combines comfortable living with excellent convenience.

The ground floor features a welcoming entrance lobby that leads into a bright and spacious lounge, perfect for relaxing or entertaining. To the rear, you'll find a modern and well-appointed kitchen/breakfast room with ample storage and space for dining.

Upstairs offers two generously sized bedrooms and a contemporary family bathroom.

Outside, the property benefits from a private rear garden with a mix of lawn and patio, ideal for summer enjoyment. To the front, there is off-street parking for added convenience.

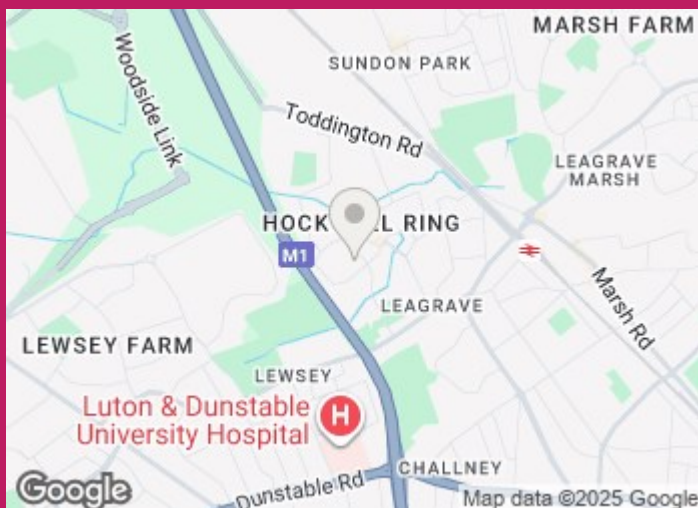
Offers in excess of £260,000

## 11 Wharfedale

, Luton, LU4 9XS



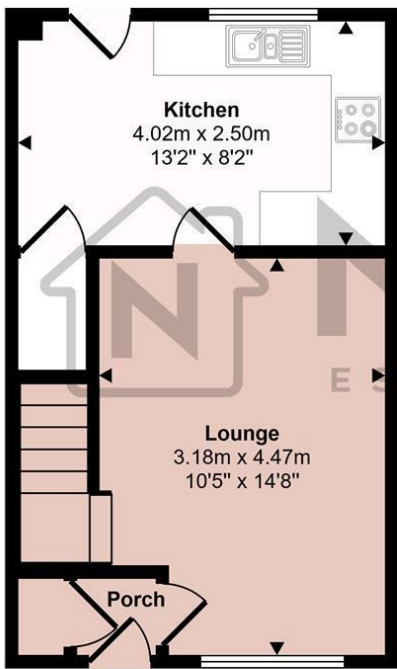
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Private Close
- Driveway Parking
- Ideal First Time Buy or BTL Purchase
- Private Garden
- Close to Transport Links, Station & Hospital



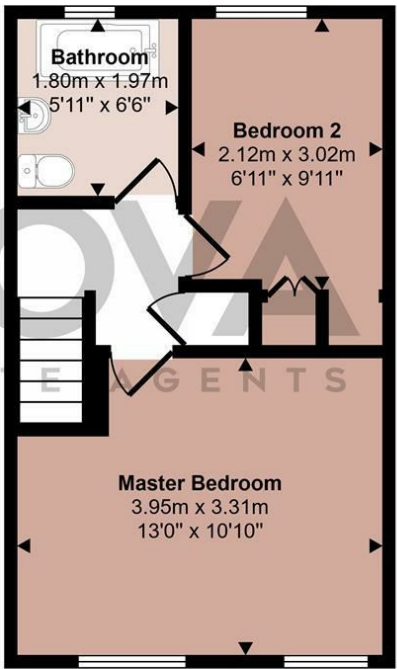
## Directions



Approx Gross Internal Area  
57 sq m / 615 sq ft



Ground Floor  
Approx 29 sq m / 310 sq ft



First Floor  
Approx 28 sq m / 305 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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