

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Beech Grove Avenue, Garforth Two Bedroom End Terrace **£190,000**

**Excellent Location and Ready to Move In : Newly Insulated Gable End Wall :
Spacious Entrance Porch with Separate Lounge : Newly Fitted Kitchen Diner :
Two Large Double Bedrooms : Modern Three Piece Bathroom : Landing With
Study Area and Cellar for Storage : Spacious Garden to the Front and Rear with
Off Street Parking : Available With No Chain**



PROPERTY DETAILS

Welcome to this delightful and spacious two-bedroom end terrace, perfectly situated within walking distance of Garforth. Combining contemporary comforts with a prime location, this home is ideal for those seeking both tranquillity and convenience.

As you step into the property, you are greeted by a generous entrance porch, providing a welcoming introduction to the home. The bright and airy lounge is a haven of relaxation, flooded with natural light that enhances the sense of space and warmth. This inviting room offers the perfect setting for unwinding after a long day or entertaining guests.

The newly fitted kitchen diner is a standout feature, blending style and functionality seamlessly. With modern appliances and ample dining space, it's the heart of the home, ideal for culinary creations and gatherings. Additionally, the property benefits from a cellar, providing excellent storage solutions to keep the living spaces uncluttered.

Upstairs, the property boasts two spacious double bedrooms. The second bedroom is particularly noteworthy, featuring charming eaves storage that maximizes space and utility. The modern three-piece house bathroom is elegantly designed, offering a serene environment for daily routines.

The landing area is cleverly utilized as a study space, perfect for those who work from home or need a dedicated area for tasks and projects.

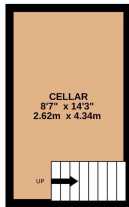
Outside, the property excels with its large front garden, offering ample space for parking. The rear garden is a sunny, low-maintenance oasis, perfect for enjoying outdoor activities and al fresco dining in a private setting.

Situated just a short stroll from Garforth, this home provides easy access to a wealth of amenities, including shops, cafes, and excellent schools. The area is well-served by public transport, ensuring seamless connectivity to surrounding regions.

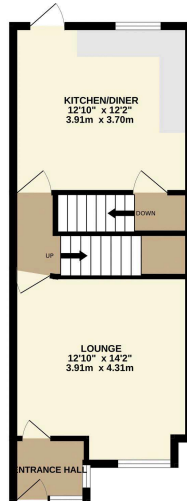
This spacious two-bedroom end terrace offers a perfect blend of modern living and convenient location, promising a lifestyle of comfort and ease in the heart of Garforth. Embrace the opportunity to make this exceptional property your new home.

FLOOR PLANS

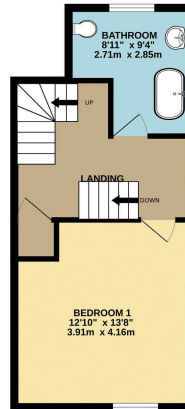
GROUND FLOOR
132 sq.ft. (12.4 sq.m.) approx.



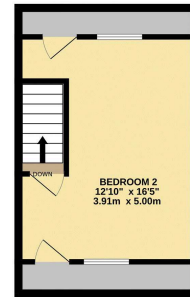
GROUND FLOOR
421 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
267 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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