

Mike
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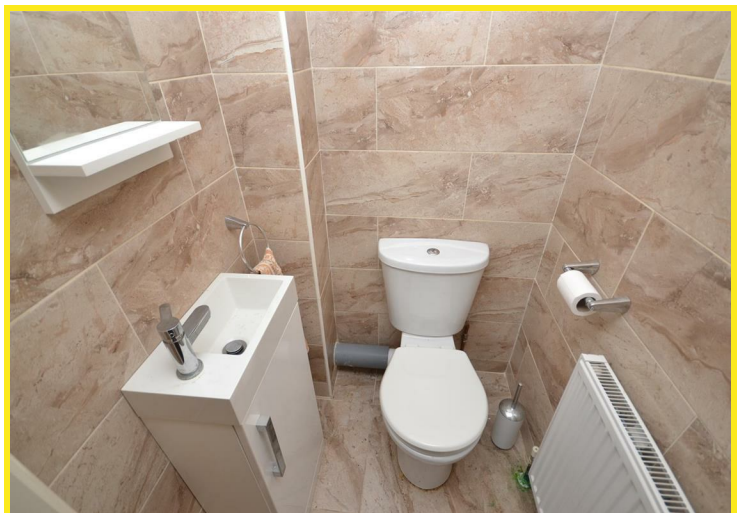
42 Westbourne Avenue

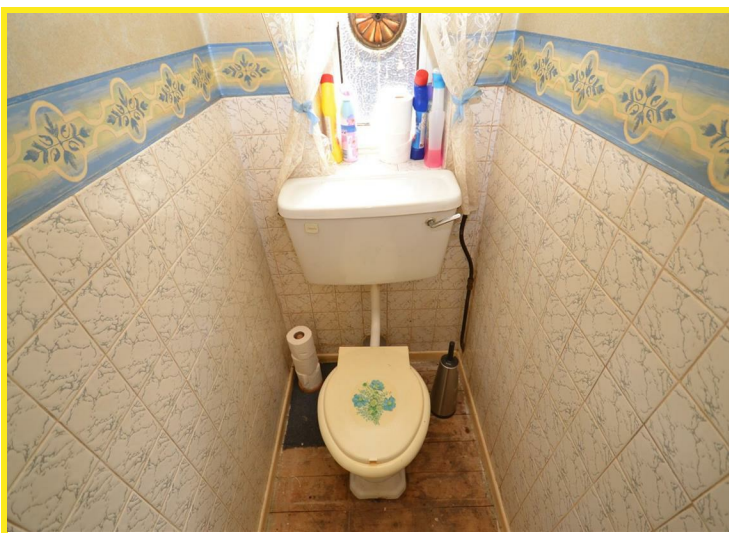
Garforth, Leeds, LS25 1BX

Offers Over £260,000

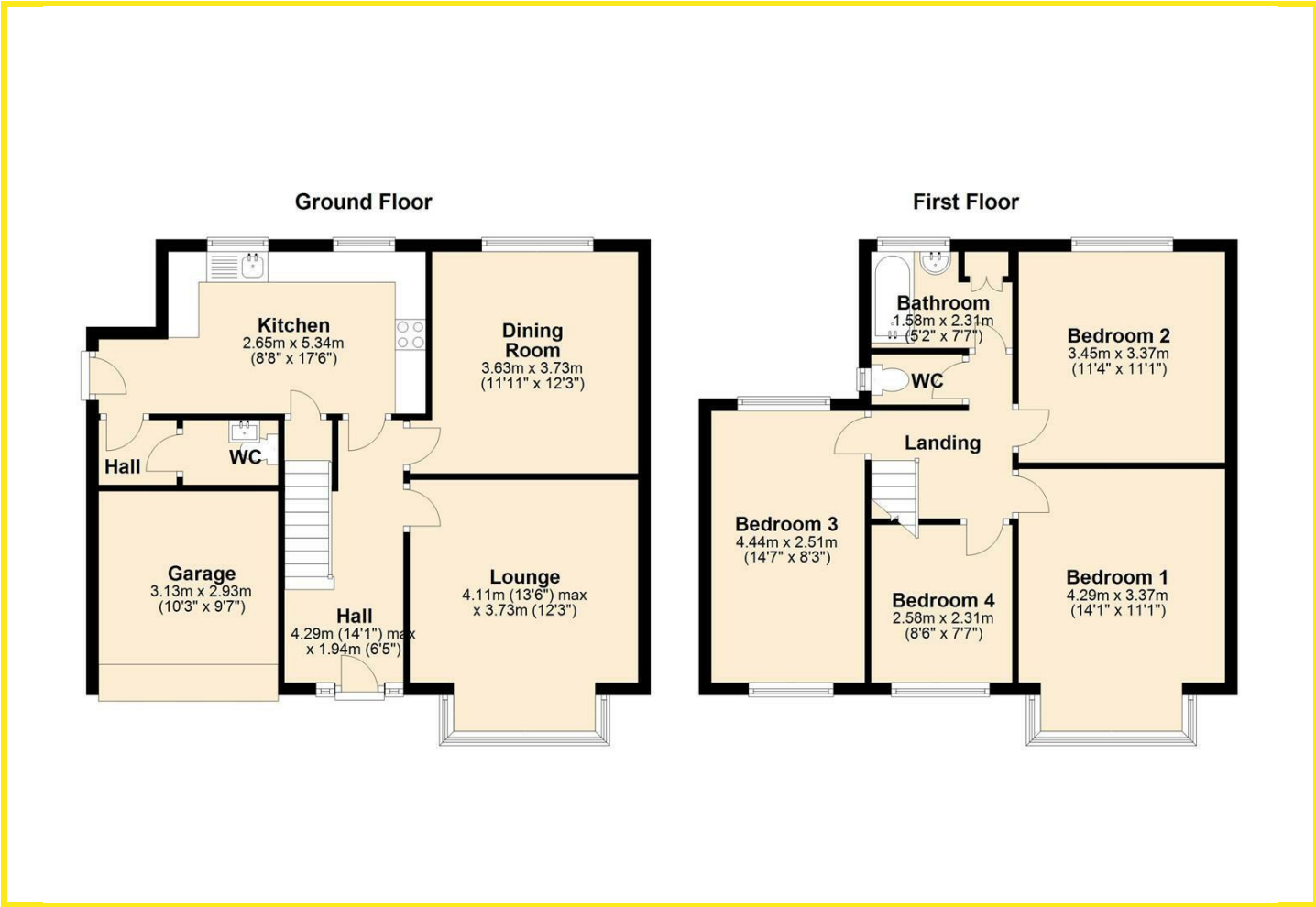
42 Westbourne Avenue

Being sold with no onward chain is a fantastic opportunity to be able to purchase a property and put your own mark on it! This property is a four bedroom extended semi-detached house situated on a generous corner plot and located to the west of Garforth, yet within easy reach of all local amenities. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, inner hallway, separate W.C., first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, bathroom, and separate W.C. In addition the property has PVCu double glazed windows including box bay windows to the lounge and bedroom one, PVCu double glazed entrance doors, gas fired central heating with Worcester bosch combination boiler being approximately 3 years old, and access to the loft by a pull down ladder. Outside, to the front of the property is a lawned garden with plants and shrubs to the border. There is a driveway which provides off road parking and leads to an garage with up and over door. To the side of the property is a large shaped lawned garden with plants and shrubs to the border. To the rear of the property is a lawned garden. The property does require a full program of refurbishment internally and this has been reflected within the price. Council Tax band D.





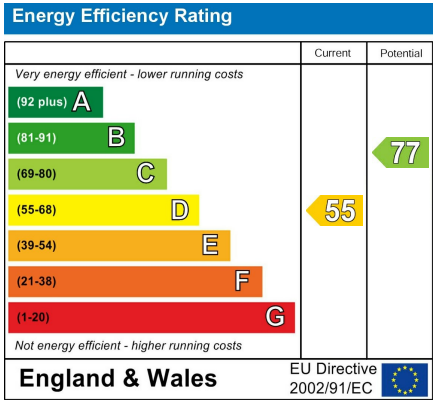
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by the Community College. Take the first left off Lidgett Lane on to Ringway. Westbourne Avenue is then the fourth turning left off Ringway. Alternatively Ringway can be accessed from the A642 Wakefield Road just north of the Old George roundabout.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.