

*Mike*  
**Dobson**



45 Lyndon Avenue  
Garforth, Leeds, LS25 1DZ

**£215,000**

# 45 Lyndon Avenue

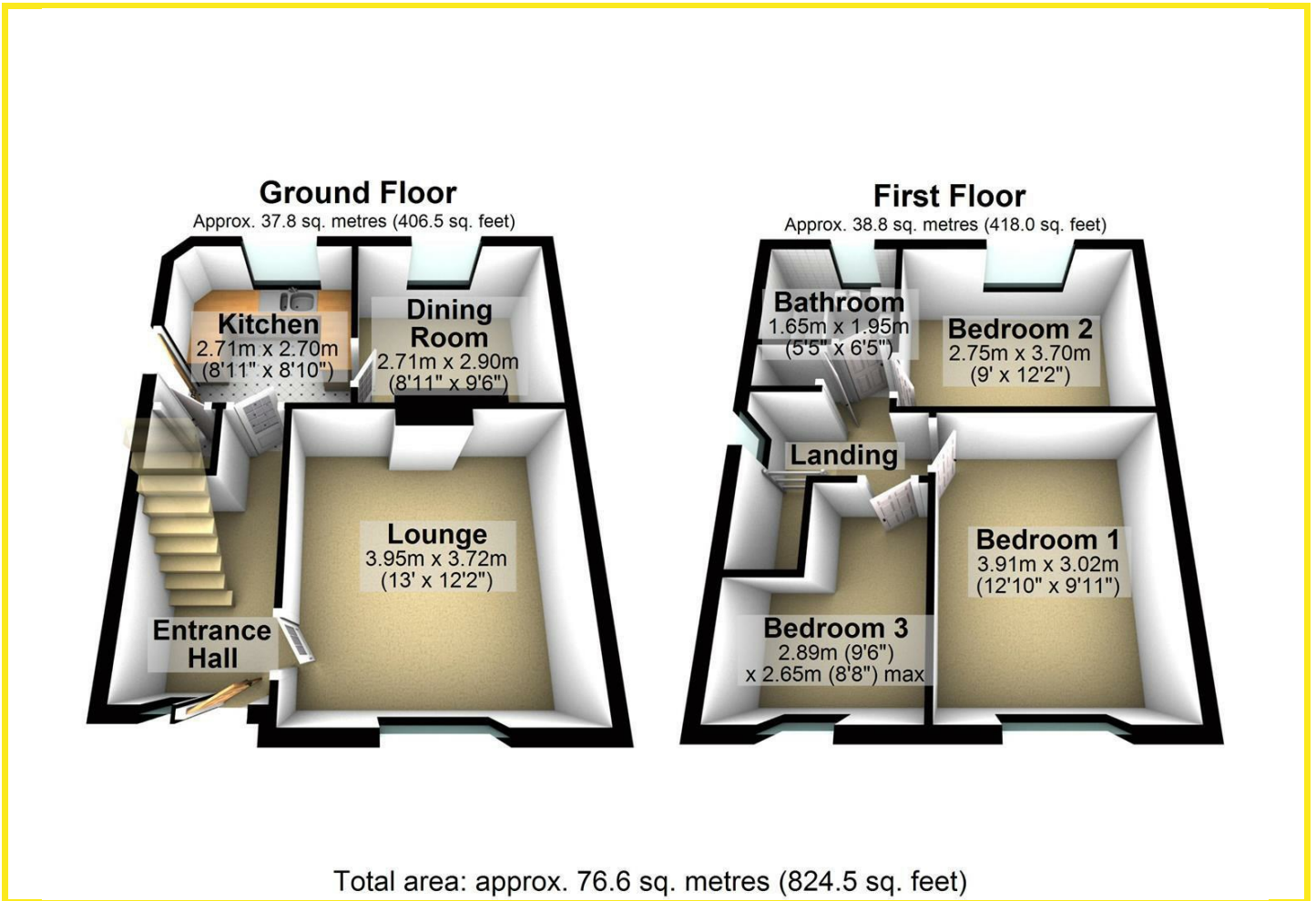
An opportunity has arisen to purchase this three bedroom semi-detached property, being offered with no onward chain, situated within walking distance of all local amenities including Garforth Main Street and having easy access to local shops, schools and public transport links. The accommodation briefly comprises: entrance hall, lounge, kitchen, dining room, three bedrooms to the first floor and bathroom/WC. In addition, the property has double glazing throughout, storage heaters, fitted kitchen with provision for cooker, three piece white bathroom suite comprising bath with shower over, pedestal wash basin and low flush WC. Outside, to the front of the property is a mainly pebbled garden with shrub beds to the borders. There is a driveway providing off road parking and leading to a detached single garage with up and over door. To the rear is a lawned garden with paved seating area and raised shrub beds to the bottom.

The property does require modernisation which has been reflected within the price.





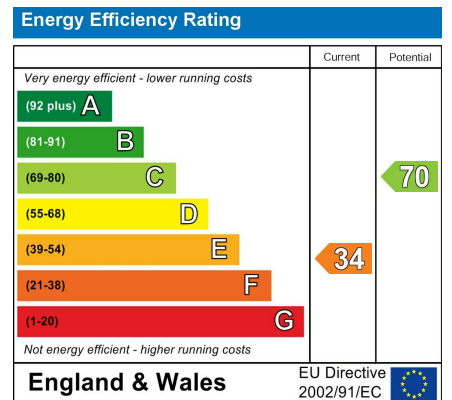
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Garforth office turn left, taking your first right onto Barleyhill Road, then take your first right onto Lyndon Avenue and follow the road around and the property can be located on the left hand side as indicated by the agents board.

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.

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