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**Dobson**



**12 Caernarvon Avenue**

Garforth, Leeds, LS25 2LQ

**£265,000**

# 12 Caernarvon Avenue

Welcome to Caernarvon Avenue, Garforth, Leeds - a charming semi-detached house that could be your next dream home! This property boasts a spacious layout with 1 reception room, 3 bedrooms, and a bathroom, providing ample space for comfortable living with the added benefit of planning permission in place for a 2 storey side extension which will provide further living space.

One of the highlights of this property is the modern fitted dining kitchen, complete with a range of integrated appliances. Imagine cooking up delicious meals in this stylish and functional kitchen - perfect for entertaining friends and family.

Parking will never be an issue with space for 3 vehicles, along with a drive and detached garage. Say goodbye to the hassle of searching for parking spots!

Stay warm and cosy during the colder months with gas central heating powered by a combination boiler. The property has also been re-wired, ensuring safety and efficiency.

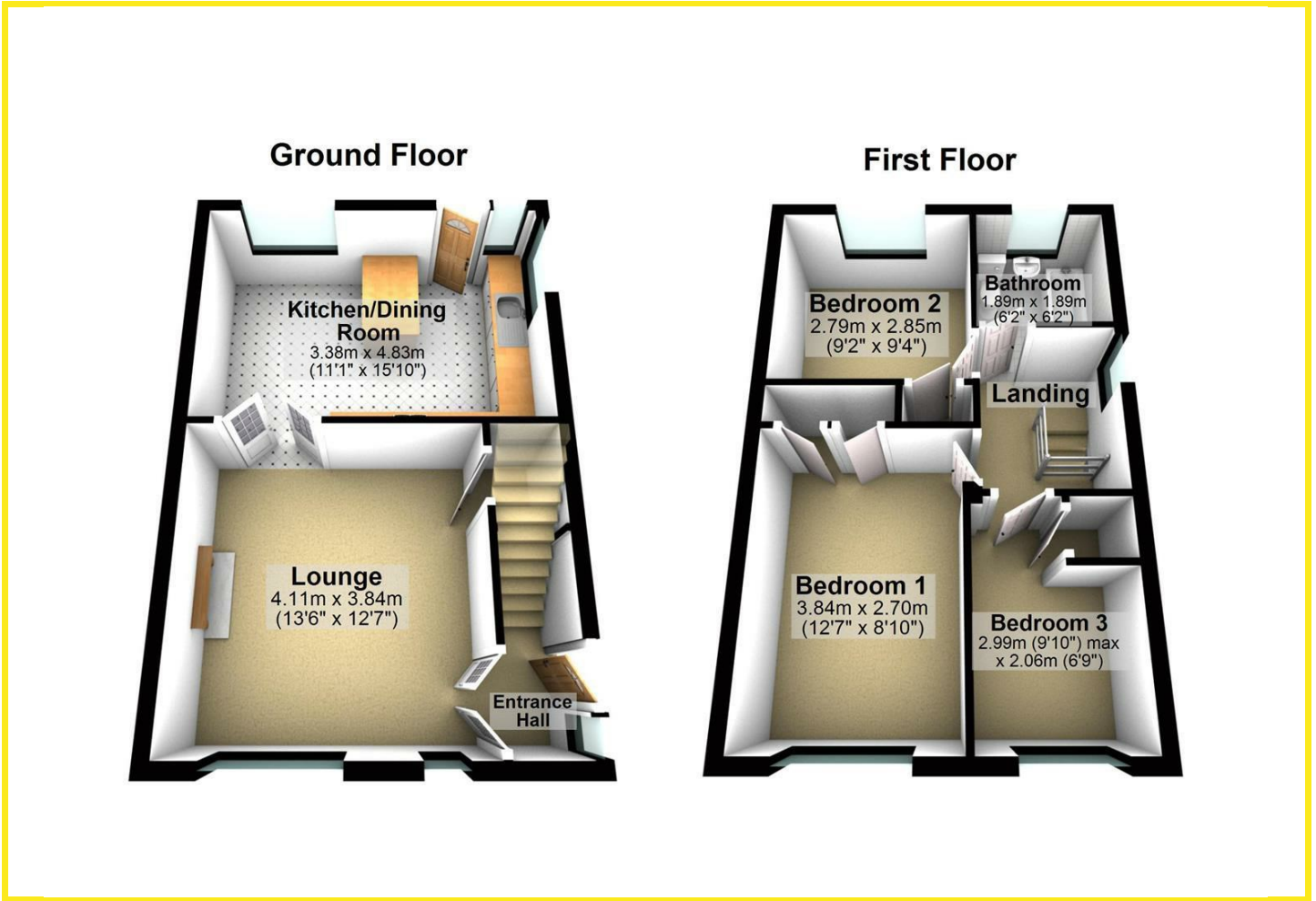
Situated on a corner position, this house offers a sense of privacy and a unique layout. Whether you're looking to relax in the spacious living room, unwind in one of the three bedrooms, or enjoy the outdoor space, this property has it all.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the possibilities that await you at Caernarvon Avenue!





# Floor Plan



## Area Map



## Energy Efficiency Graph

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>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the fifth turning off on the right hand side on to Sturton Lane. Caernarvon Avenue is then the third turning off on the right hand side.

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