

Mike
Dobson



50 Poplar Avenue
Garforth, Leeds, LS25 1BE

£310,000

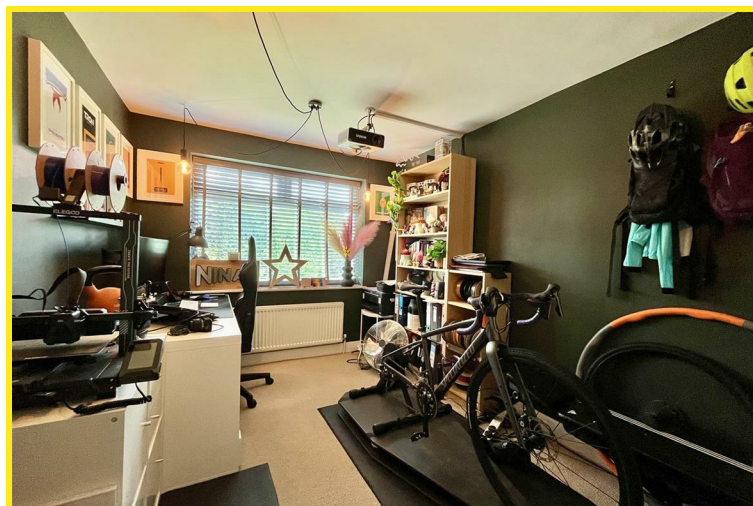
50 Poplar Avenue

A fantastic opportunity to purchase a stunning extended and refurbished three bedroom semi-detached house located in a cul-de-sac position and within walking distance to Garforth Main Street.

The accommodation briefly comprises kitchen, inner hall, lounge, inner hallway, office, first floor landing, bedroom one, bedroom two, bedroom three and shower room/W.C.

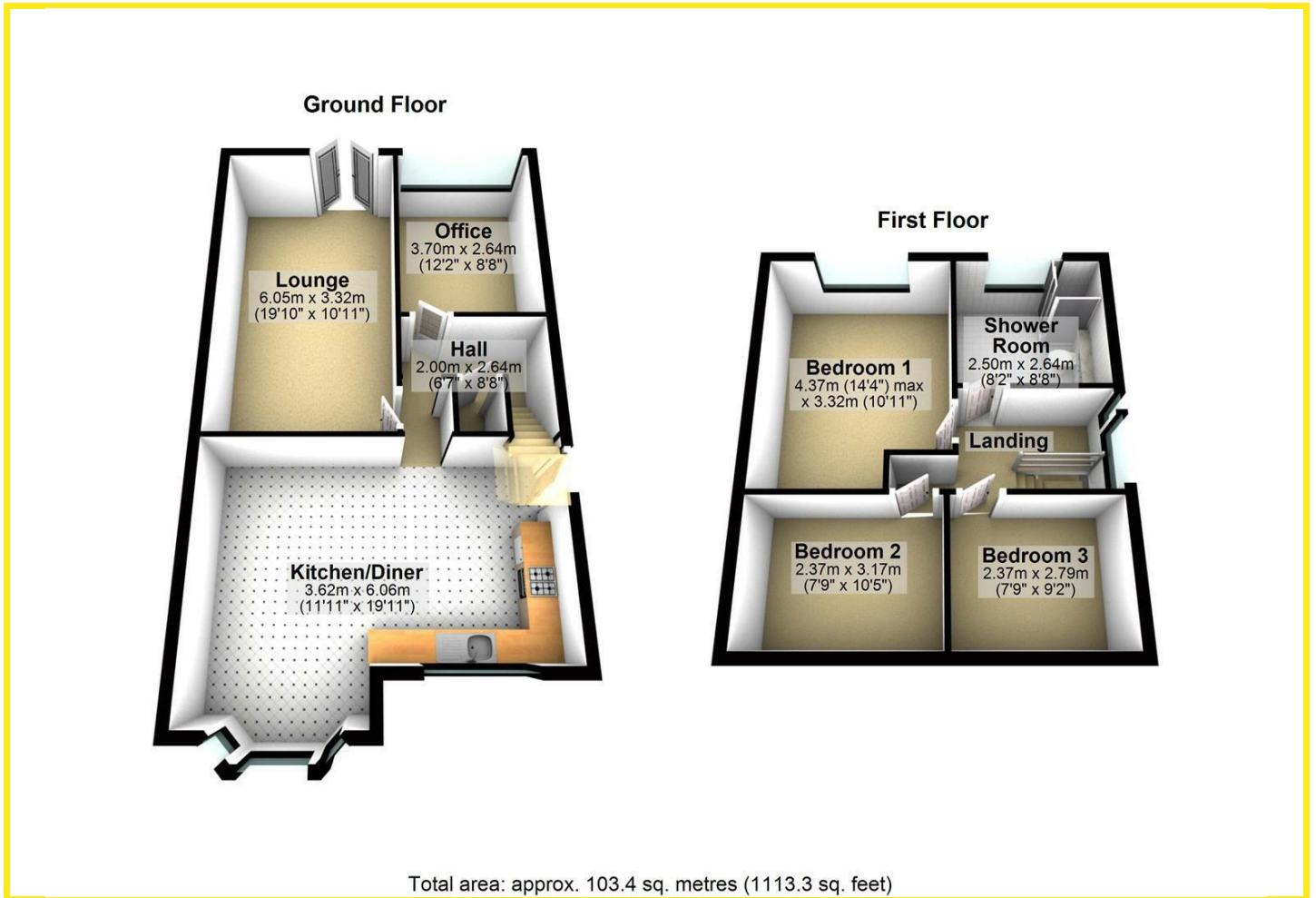
In addition the property has been re-wired, re-plumbed, and extended to the rear and into the loft by the current owners. The property has PVCu double glazed windows, gas fired central heating with Vaillant combination boiler which has been serviced on an annual basis with the last service being done in 2023, beautiful fitted Howden's kitchen with large island and gas hob, microwave, oven, and integrated dishwasher, bedroom 1 and 2 have recessed storage into the eaves and there is a large walk in shower with rain shower and additional removable shower head.

Externally, there is a large block paved driveway providing off road parking for at least 3 vehicles. There is a large detached garage with double doors opening outwards and having a new roof in 2024. The garage has power, light and plumbing for washing machine. To the rear of the property is a larger than average lawned garden with raised decked seating area.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Garforth office turn left, taking your first right onto Barleyhill Road. Take your 6th left onto Poplar Avenue where the property can be found on the right 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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mDOBSON.CO.UK <http://www.mDOBSON.CO.UK>