

Mike  
**Dobson**



**29 Westbourne Avenue**

Garforth, Leeds, LS25 1BX

**Chain Free £250,000**



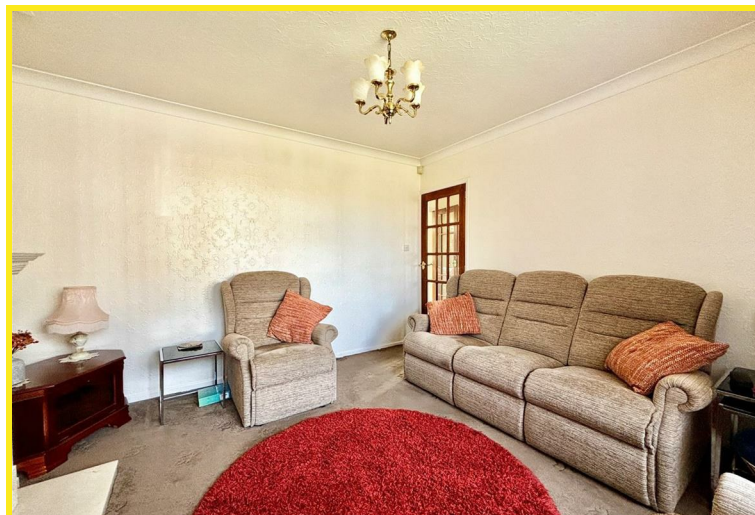
# 29 Westbourne Avenue

Welcome to this charming semi-detached house located on the desirable Westbourne Avenue in Garforth, Leeds. This traditional-style property boasts two reception rooms, three bedrooms, and a modern white shower room with a separate WC, perfect for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a fitted kitchen featuring an integrated fridge, ideal for whipping up delicious meals. The property also offers ample parking for up to four vehicles, thanks to the wrought iron gates and driveway, ensuring convenience for you and your guests.

One of the highlights of this lovely home is the fully enclosed private rear garden with patio area and lawn and an abundance of plants and shrubs to the borders, providing a tranquil space to relax and enjoy the outdoors. Whether you're looking to host a summer barbecue or simply unwind after a long day, this garden offer the perfect setting.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning this delightful property on Westbourne Avenue.

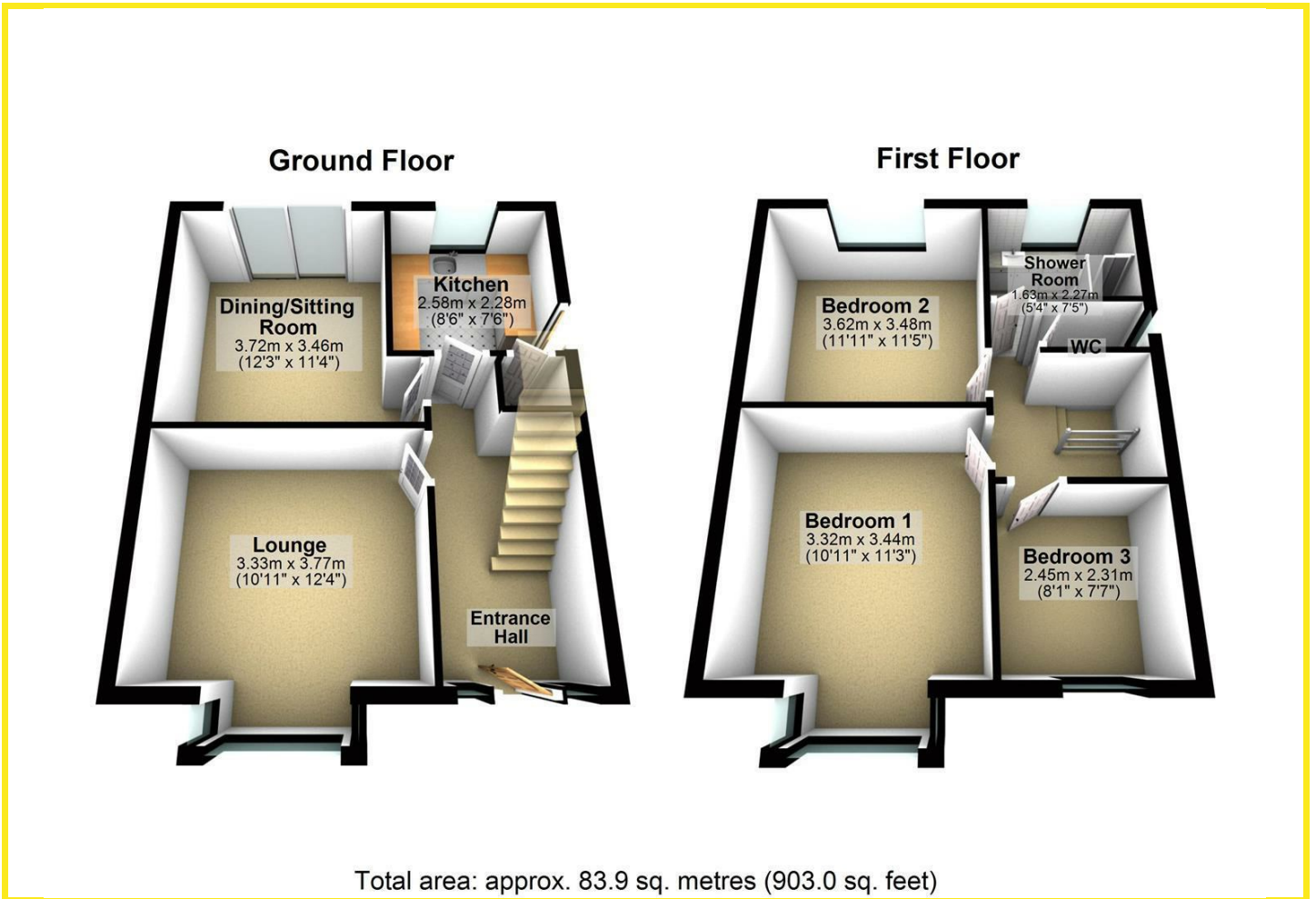








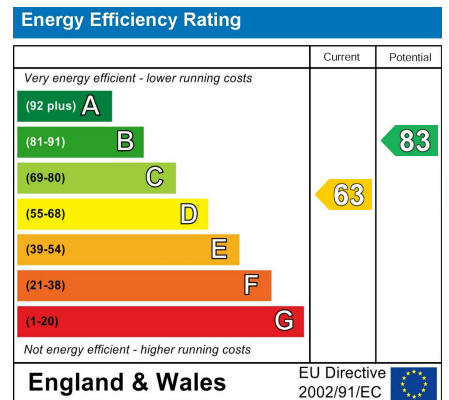
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane near the Garforth Academy. Follow Lidgett Lane and take the first turning left on to Ringway. Take the fourth turning right onto Westbourne Avenue where the property can be found on the left hand side as indicated by our Agents' for sale board.

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