Dobson







48 Poplar Avenue

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The accommodation briefly comprises entrance hall, lounge, dining area, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, and separate W.C.

The current owners have started a partial renovation which allows the potential purchaser to finish to their own tastes and styles.

In addition the property has had a rewire in 2020, all PVCu double glazed windows replaced approximately 6 years ago including bay windows to the lounge and bedroom one, PVCu double glazed single sliding patio doors from the dining area leading to the rear garden, gas fired central heating with combination boiler, fitted kitchen to include the fridge and cooker, and bathroom with separate W.C.

Externally, to the front of the property is a lawned garden with a paved driveway providing ample off road parking. The driveway leads to a detached garage with up and over door and has had a new roof approximately 8 years ago and power inside. To the rear of the property is a fully enclosed garden with a lawned area and paved seating area.











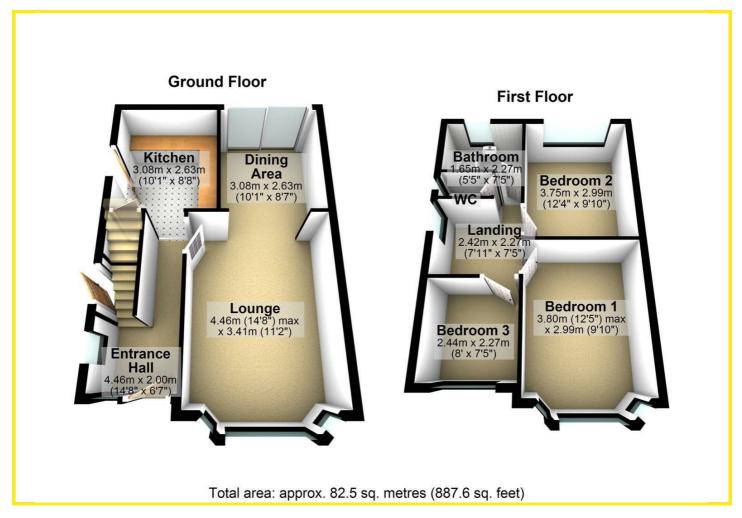








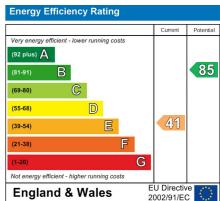




Area Map



Energy Efficiency Graph



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

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