



48 Poplar Avenue
Garforth, Leeds, LS25 1BE

£260,000

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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.

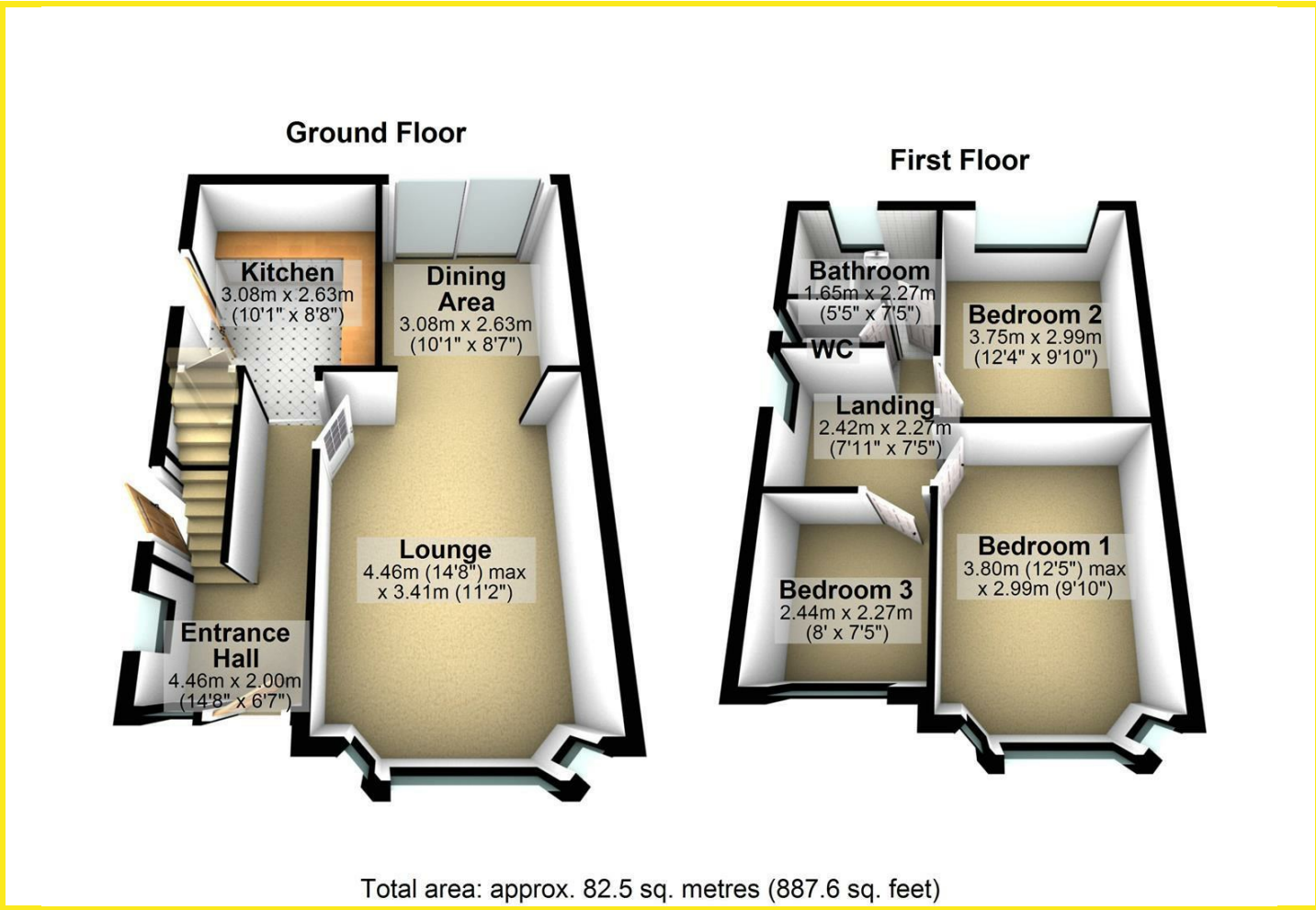
In addition the property has had a rewire in 2020, all PVCu double glazed windows replaced approximately 6 years ago including bay windows to the lounge and bedroom one, PVCu double glazed single sliding patio doors from the dining area leading to the rear garden, gas fired central heating with combination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





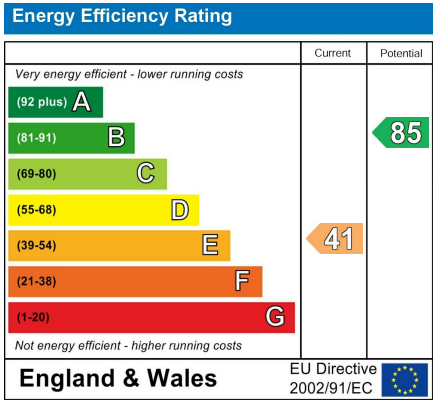
Floor Plan



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.