

Mike
Dobson



28 Ludlow Avenue
Garforth, Leeds, LS25 2LY

£235,000

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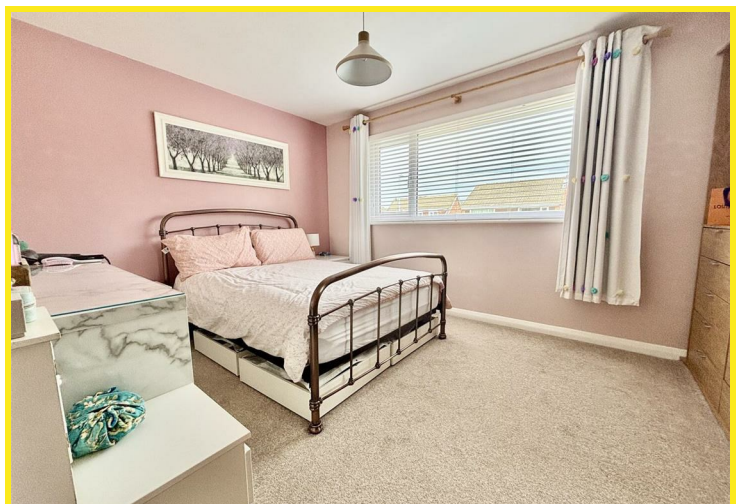
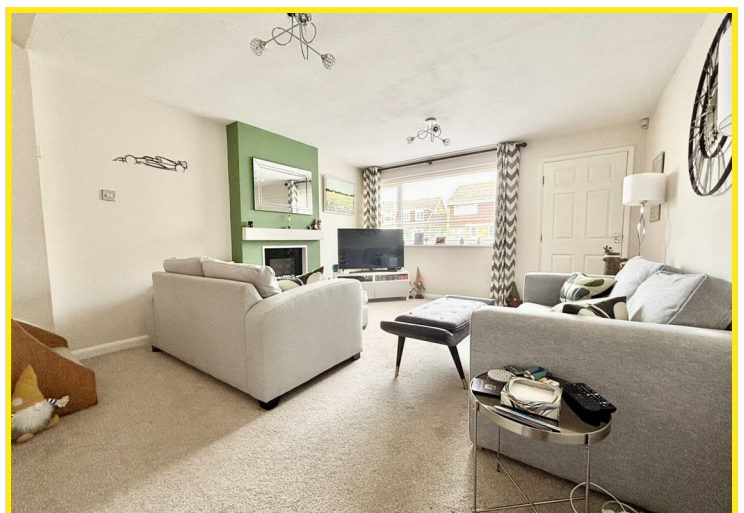
Welcome to this charming two-bedroom semi-detached home located on the sought-after East Garforth estate in Leeds. This well-presented property offers a delightful living space, perfect for families or professionals seeking comfort and convenience.

As you enter, you are greeted by a spacious lounge featuring a wall-mounted electric fire, creating a warm and inviting atmosphere. The open staircase leads you to the first floor, where you will find two generously sized double bedrooms, ideal for restful nights. The first floor also boasts a modern three-piece bathroom suite, complete with a bath and shower over, a vanity wash basin, and a low flush WC. Additionally, there is a handy storage cupboard that houses the combination boiler, ensuring practicality throughout the home.

The kitchen/diner is equipped with a range of fitted units and ample space for all your appliances, making it a perfect spot for family meals or entertaining guests.

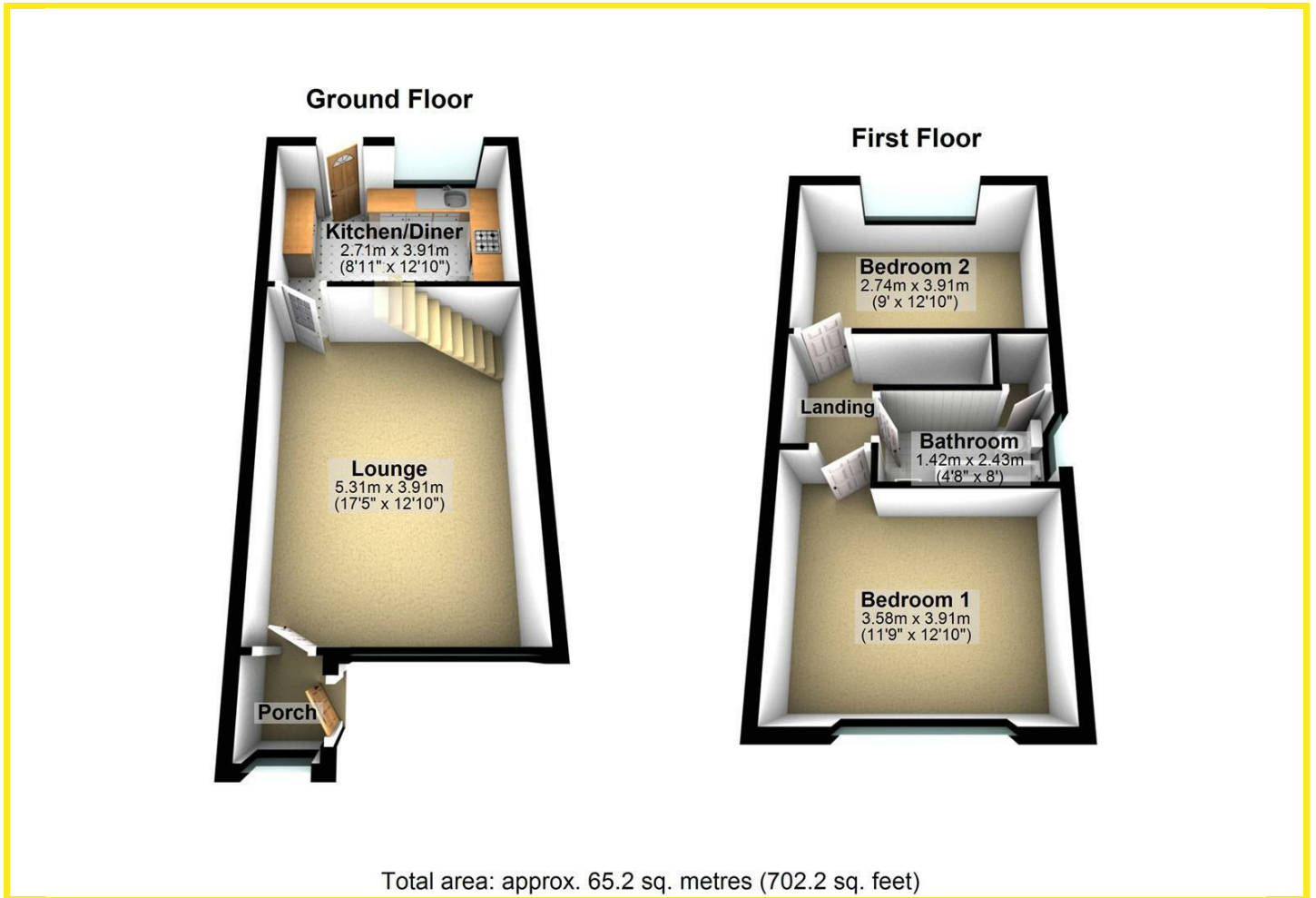
Outside, the property benefits from off-road parking for up to three vehicles, providing convenience for you and your guests. The front garden features a well-maintained lawn, while the good-sized rear garden offers a paved seating area, perfect for summer barbecues, alongside a lawn and a shed that is equipped with power and light, plus an additional electric point. The property has also had a new PVCu front door, plus fascias and pipework last year as well as having the roof cleaned and the top ridge re-pointed.

This lovely home on Ludlow Avenue is not just a property; it is a place where memories can be made. With its excellent location being within walking distance of East Garforth train station and other public transport links, and thoughtful features, it is sure to attract interest. Do not miss the opportunity to make this delightful house your new home.





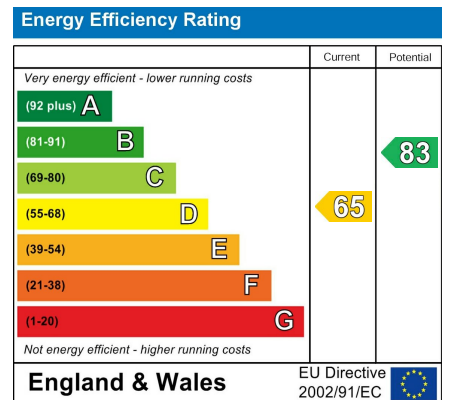
Floor Plan



Area Map



Energy Efficiency Graph



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. Follow Sturton Lane and Ludlow Avenue is the seventh turning off on the left hand side. The property can then be found on the left hand side of the road 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.

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