



18 Bluebell Avenue, Garforth, LS25 2FD



Key Features

- Beautifully presented family home
- Impressive open-plan living/dining kitchen
- Bifolding doors opening onto the rear garden
- Separate sitting room, utility room and guest W.C.
- Principal bedroom with stylish ensuite
- Three further bedrooms
- Luxury house bathroom
- Enclosed, private rear garden
- Generous double-width driveway
- Excellent access to motorway networks



A beautifully presented four bedroom detached family home, built in 2012. The property has been exceptionally well cared for and offers stylish, well proportioned accommodation.





The house is approached via a generous double width driveway, providing ample off street parking and access to the integral garage.

Internally, the accommodation is finished to an excellent standard throughout. The welcoming entrance hallway features attractive tiled flooring and leads through to a comfortable sitting room.

A particular highlight of the property is the impressive open plan living/dining kitchen, which provides a wonderful sociable space for everyday family life and entertaining, with Bifolding doors leading to the rear garden. The kitchen is centred around a substantial island and combines cooking, dining and informal living areas within a bright and versatile space. Completing the ground floor accommodation is a separate utility room, guest W.C. and integral garage.

To the first floor are four well proportioned bedrooms, including a principal bedroom with its own ensuite shower room, together with a stylish family bathroom. The bathrooms are particularly well appointed, featuring quality Villeroy & Boch sanitaryware complemented by Porcelanosa tiling.

Outside, the property benefits from an enclosed rear garden, providing a private and secure space for both relaxing and entertaining.

Garforth is a popular and well established residential location, particularly appealing to families and commuters. The town offers an excellent range of everyday amenities, including shops, cafés, restaurants, supermarkets, leisure facilities and well regarded local schools. Garforth Academy, which has recently been rated as Outstanding by OFSTED, is just one mile from the property. Garforth also benefits from excellent transport connections, with convenient access to the A1(M), M1 and wider motorway network. Rail connections are another major attraction, with Garforth and East Garforth railway stations providing regular services towards Leeds and York, making the area particularly convenient for those commuting across the region.

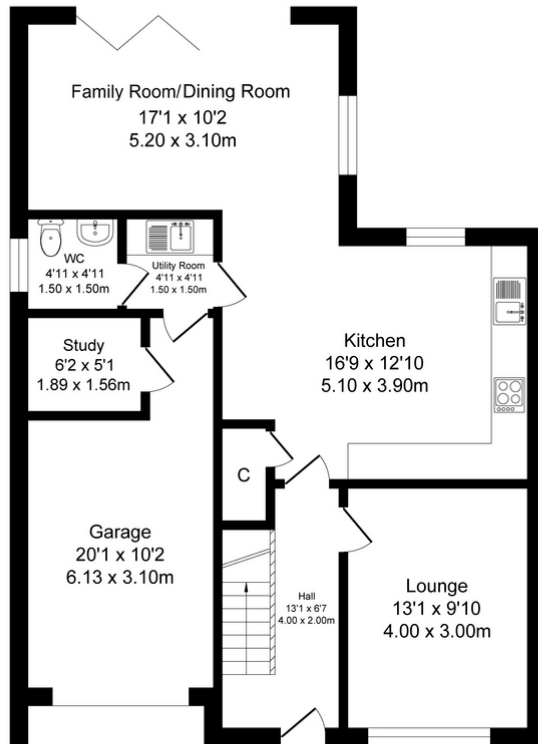
Combining the advantages of a thriving town with excellent connectivity and easy access to the surrounding Yorkshire countryside, Garforth continues to be a highly sought after location for family buyers.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.

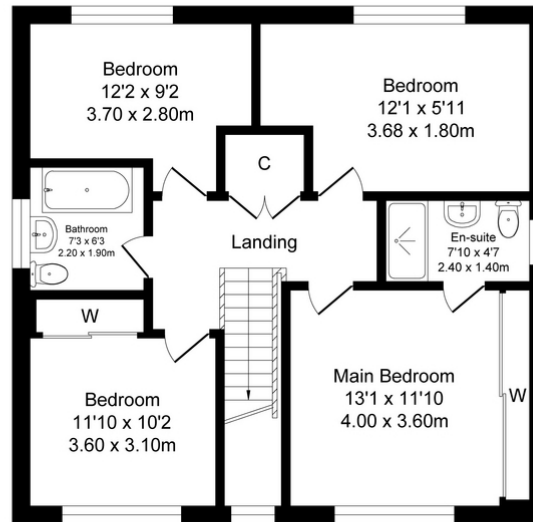


18 Bluebell Avenue Garforth Leeds LS25 2FD
Total Approx. Floor Area 1629 Sq.ft. (151.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 906 Sq.Ft (84.2 Sq.M.)



First Floor
Approx. Floor Area 723 Sq.Ft (67.2 Sq.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	89
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: E
Council Authority: Leeds City Council

