

*Mike*  
**Dobson**



**38 Poplar Avenue**  
Garforth, Leeds, LS25 1BE

**£264,500**

# 38 Poplar Avenue

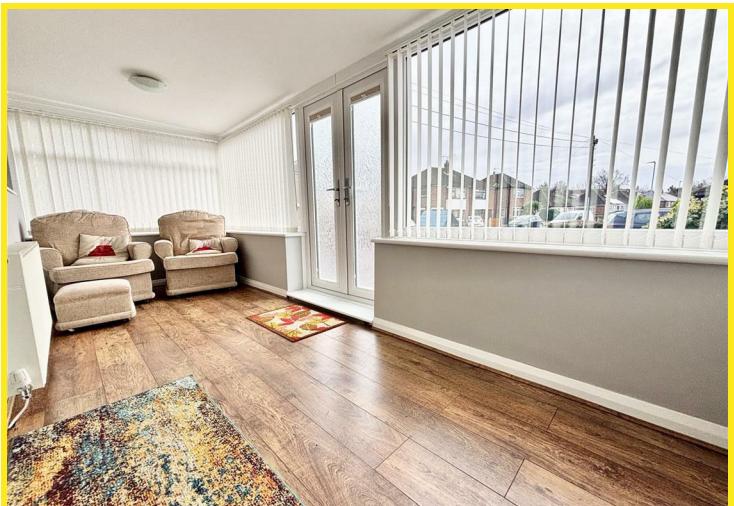
Nestled on the charming Poplar Avenue in Garforth, Leeds, this beautifully presented semi-detached bungalow offers a delightful living experience. With no onward chain, this property is perfect for those looking to move in without delay. Set on a generous corner plot, the bungalow is surrounded by low-maintenance gardens, providing a serene outdoor space to enjoy.

Upon entering, you will find two inviting reception rooms, including a spacious conservatory that serves as an ideal second sitting room or dining area, perfect for entertaining guests or relaxing with family. The modern fitted kitchen boasts sleek grey gloss units, equipped with integrated appliances such as an electric hob, oven, and washing machine, making it a joy for any home cook.

The bungalow features two well-proportioned double bedrooms, with the main bedroom benefiting from a range of fitted wardrobes, offering ample storage space. The shower room is thoughtfully designed, featuring a walk-in shower, a pedestal wash basin, and a low flush WC, ensuring convenience and comfort. There is also the added benefit of an Ideal combination boiler, installed in 2024 and serviced in 2025, ensuring warmth and comfort throughout the year.

Outside, the property includes a driveway that provides off-road parking and leads to a detached single garage with an up-and-over door. The outdoor space is designed for ease of maintenance, featuring a large patio area, a composite shed located at the rear of the garage, and additional seating areas adorned with slate and pebbles.

Situated within walking distance of all local amenities on Garforth Main Street, this bungalow is ideally located for those seeking a blend of tranquillity and convenience. This property is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a sought-after area.

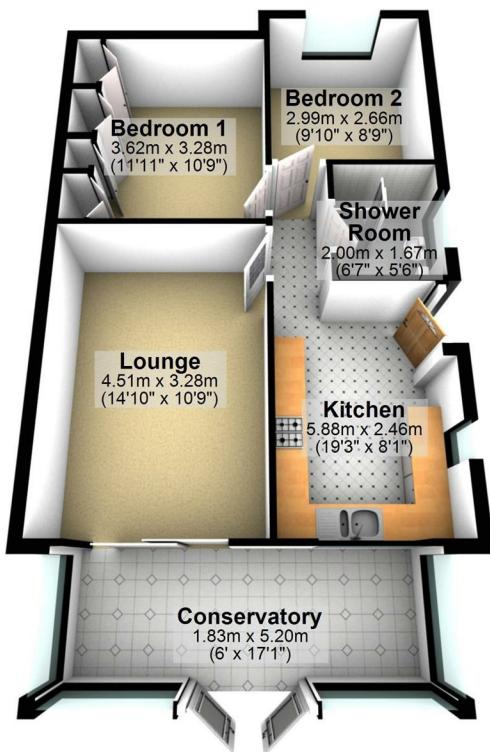


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## Floor Plan

### Ground Floor

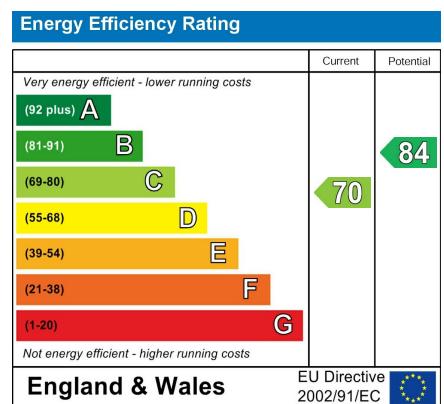


Total area: approx. 61.5 sq. metres (661.8 sq. feet)

### 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.

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