



Westbourne Avenue | Garforth | LS25 1BX

£210,000

Two Bedroom Semi-Detached Property | Council Tax Band B | EPC Rating C

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*** TWO BEDROOM SEMI-DETACHED PROPERTY * CORNER PLOT * THROUGH LOUNGE/DINER * GOOD SIZED SIDE GARDEN - POTENTIAL TO EXTEND/CREATE PARKING ***

Excellent two-bedroom semi-detached house located within Garforth, offering scope for improvement and potential to extend to the side or create off road parking, subject to the necessary consents. The property needs some modernising, providing a blank canvas and an opportunity for buyers to upgrade and tailor the accommodation to their own requirements.

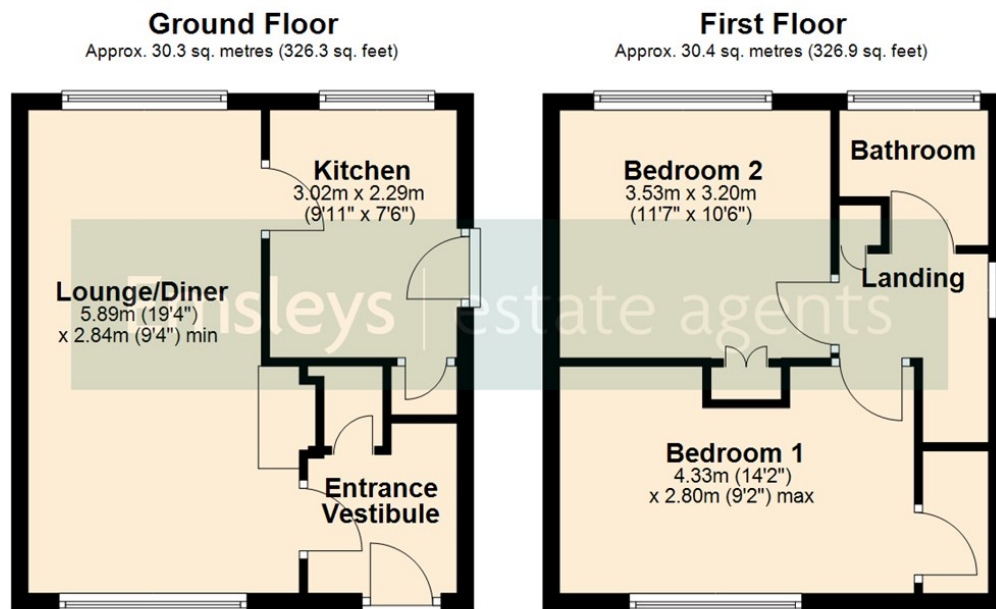
Internally, the house features a generous open-plan lounge with a dining area, creating a social living and eating space. The fitted kitchen has a handy under-stairs storage cupboard, together with fitted units. The bathroom has a shower over the bath, adding to the convenience to the house. The main bedroom includes a walk-in closet/storage cupboard over the stairs, while the second bedroom is a double and benefits from views to the rear. The property also has double-glazing and central heating through out. Externally, there is a good-sized side garden, which is mainly lawned with garden store and a smaller rear garden. There is street lined parking available.

The house is located in Garforth, a popular area of Leeds with nearby schools and green spaces. Local parks and playing fields provide opportunities for walking and recreation. Garforth's amenities include a selection of shops, cafés, and services along the high street.

Transport links are a key feature of the area. Garforth has two railway stations (Garforth and East Garforth), with regular services to Leeds, York and beyond; journeys to Leeds typically take around 15–20 minutes. Road connections are convenient, with access to the A1(M) and M1 for commuting across West and North Yorkshire.







Total area: approx. 60.7 sq. metres (653.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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