

 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



This semi-detached property offers three bedrooms and is located on Poplar Avenue in Garforth, West Yorkshire. The house provides a comfortable living space suitable for a variety of needs. While the property does not include designated bathrooms or reception rooms, it offers a versatile layout that can be tailored to personal preferences. The location in Garforth provides access to local amenities and transport links, making it a practical choice for those looking to settle in the area.

Located on Poplar Avenue in Garforth, West Yorkshire, and available with NO ONWARD CHAIN is this three-bedroom semi-detached house is available for sale. The property is situated in a residential area within the LS25 postcode, offering a convenient location for accessing local amenities and transport links. The house features three bedrooms, providing ample space for accommodation.

New boiler and radiators were installed May 2021. The property underwent an electrical re-wire in April 2021.

Garforth is a well-connected town in West Yorkshire, with easy access to Leeds and other surrounding areas via road and rail. The town offers a range of local amenities, including shops, schools, and recreational facilities, making it a practical choice for residents. The property is ideally positioned to take advantage of these amenities, providing a convenient base for daily activities.

Kitchen 3.08m x 2.63m (10' 1" x 8' 8")

Rustic style fitted kitchen with a range of wall and base units. Free standing oven with space for dishwasher and fridge freezer if required. Double glazed window and door to garden.

Living Room 4.46m x 3.40m (14' 8" x 11' 2")

Generously proportioned living room with double glazed bay window.

Dining Area 3.08m x 2.63m (10' 1" x 8' 8")

Featuring double glazed patio doors to rear.

Bedroom 1 3.80m x 2.99m (12' 6" x 9' 10")

Double bedroom with double glazed window and centrally heated radiator

Bedroom 2 3.75m x 2.99m (12' 4" x 9' 10")

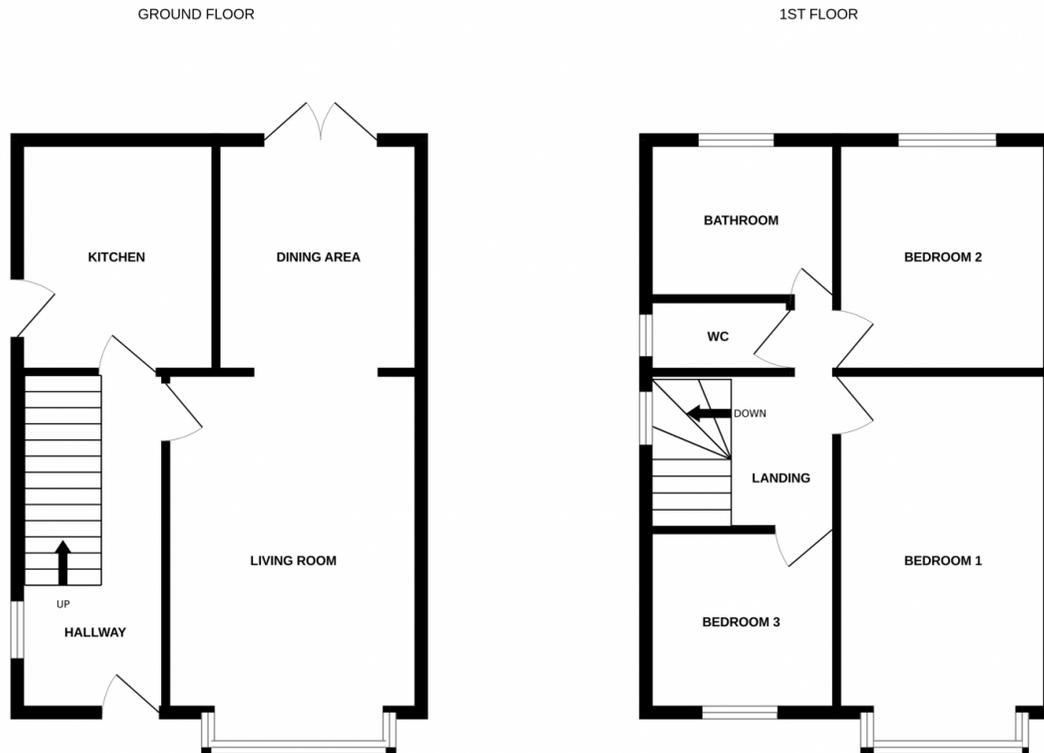
Double bedroom with double glazed window and centrally heated radiator

Bedroom 3 2.44m x 2.27m (8' x 7' 5")

Single bedroom with double glazed window and centrally heated radiator

Bathroom 2.27m x 1.65m (7' 5" x 5' 5")

Fitted bathroom with glorious burgundy coloured suite comprising of Bath, hand basin and WC in own separate room. Double glazed window with privacy glass. New owner may want to modernise but is fully functional.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: Poplar Avenue, Garforth



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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