

Mike  
**Dobson**



**27 Gilling Avenue**  
Garforth, Leeds, LS25 2NE

**£200,000**

# 27 Gilling Avenue

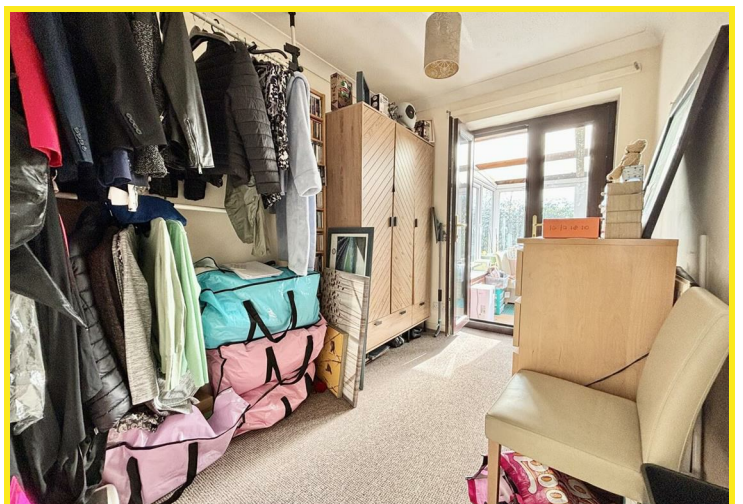
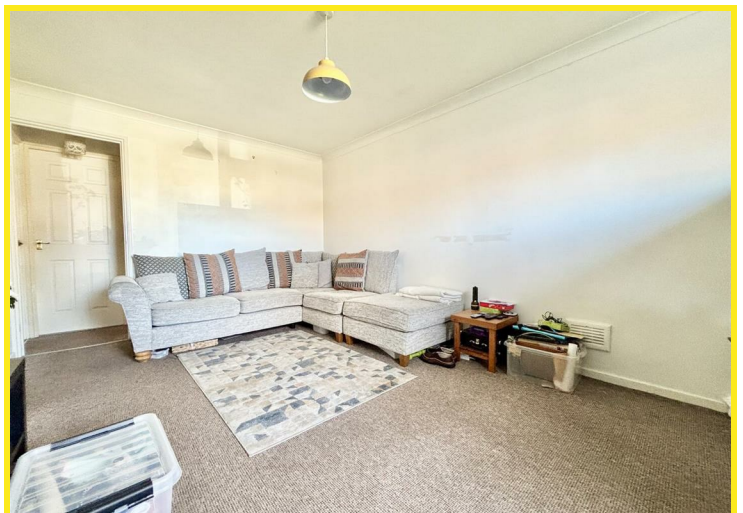
Nestled in the tranquil cul-de-sac of Gilling Avenue, Garforth, this charming two-bedroom semi-detached bungalow offers a delightful blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those seeking a peaceful retreat in a well-connected area.

Upon entering, you are welcomed into a spacious lounge/diner, perfect for both relaxation and entertaining. The fitted kitchen is functional and well-appointed, catering to all your culinary needs. The bungalow features two inviting bedrooms, with the second bedroom boasting French doors that lead directly into a bright conservatory, providing a lovely space to enjoy the garden views.

The property is complemented by a three-piece white bathroom suite, ensuring practicality and ease for daily routines. Outside, the front of the bungalow is enhanced by a driveway that leads to a detached single garage, offering ample storage or parking space.

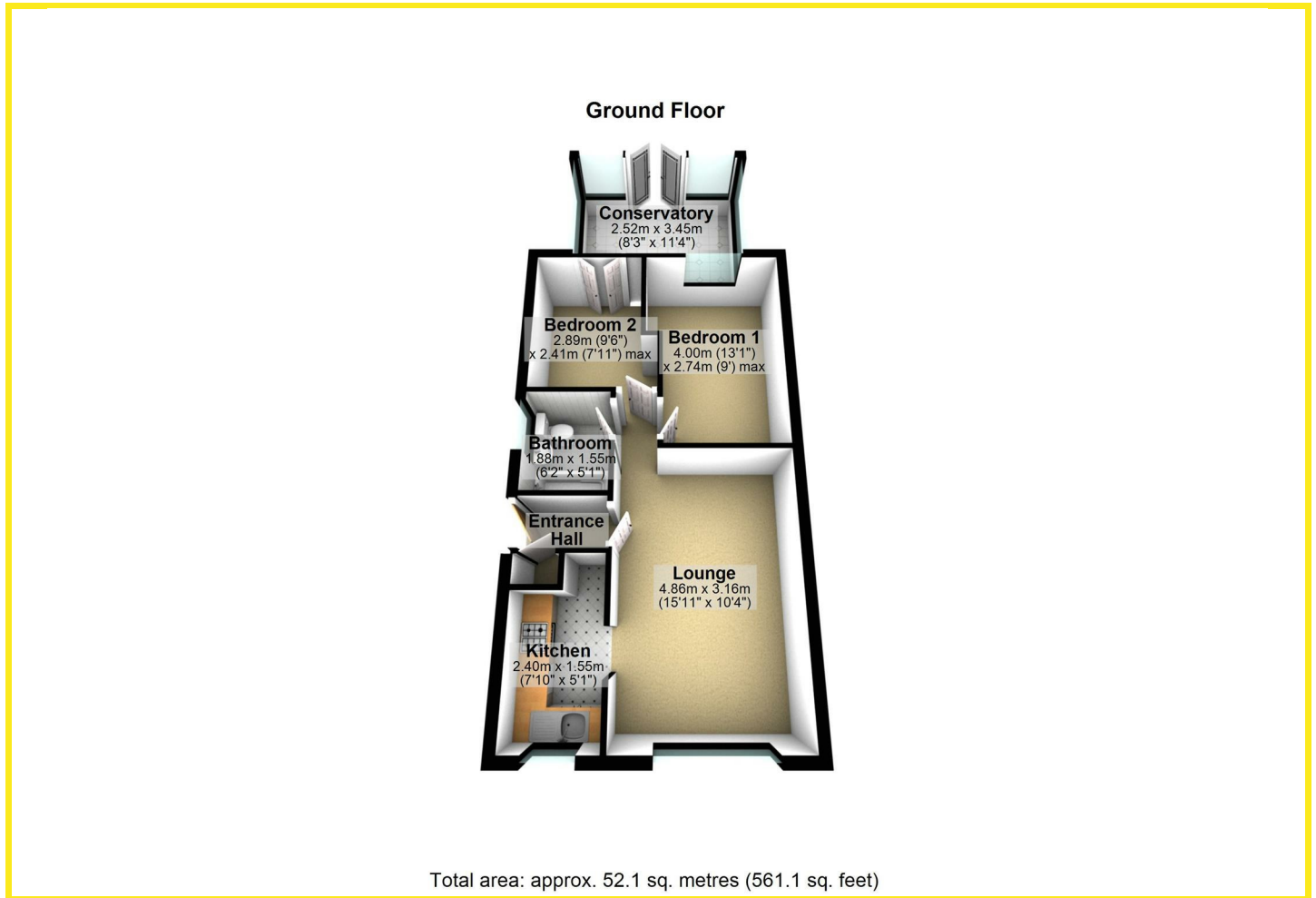
The private and enclosed rear garden features a paved seating area, ideal for al fresco dining, a well-maintained lawn, and an additional area behind the garage that currently houses a greenhouse, perfect for gardening enthusiasts.

Situated close to local transport links, this bungalow is ideally located for easy access to nearby amenities and the wider Leeds area. This property is a wonderful opportunity for first-time buyers, downsizers, or anyone looking for a serene living space in a friendly community. Don't miss the chance to make this delightful bungalow your new home.

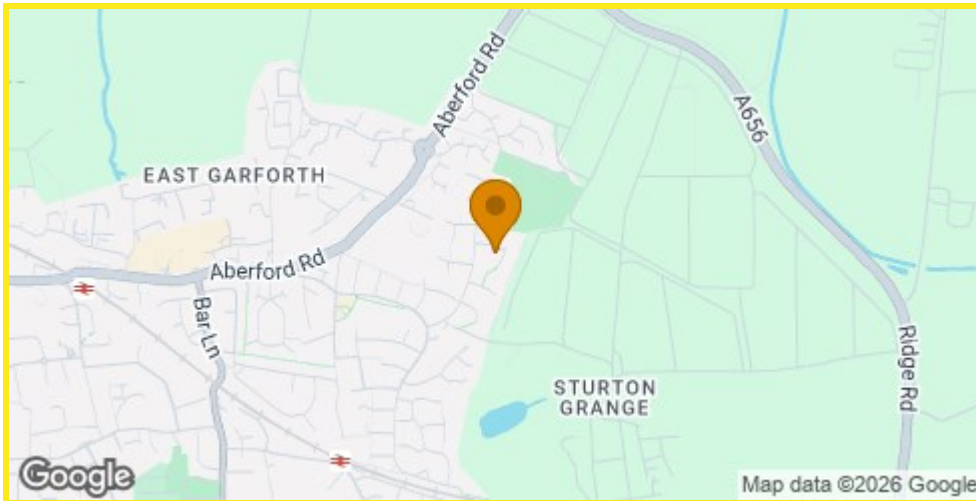




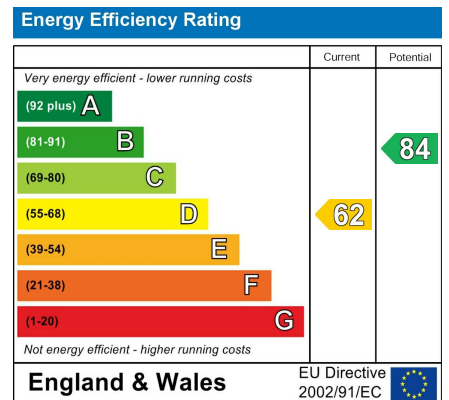
# Floor Plan



## 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 take the fifth turning left on to Braemar Drive. Gilling Avenue is then the third turning right off Braemar Drive.

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