

Mike  
**Dobson**



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

**£220,000**

# 12 Poplar Avenue

Nestled on the charming Poplar Avenue in Garforth, Leeds, this delightful three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. With no chain involved, you can move in without delay and start enjoying your new home.

Upon entering, you are welcomed into a spacious lounge that features a door leading to the front of the property, creating a bright and inviting atmosphere. The modern kitchen/diner is a highlight, equipped with an integrated gas oven and hob, making it perfect for those who enjoy cooking and entertaining. The layout is designed for both comfort and functionality, ensuring that family meals and gatherings can be enjoyed with ease.

The property boasts three good-sized bedrooms, providing ample space for relaxation and personalisation. The bathroom is fitted with a classic white three-piece suite, complete with a shower over the bath, catering to all your bathing needs.

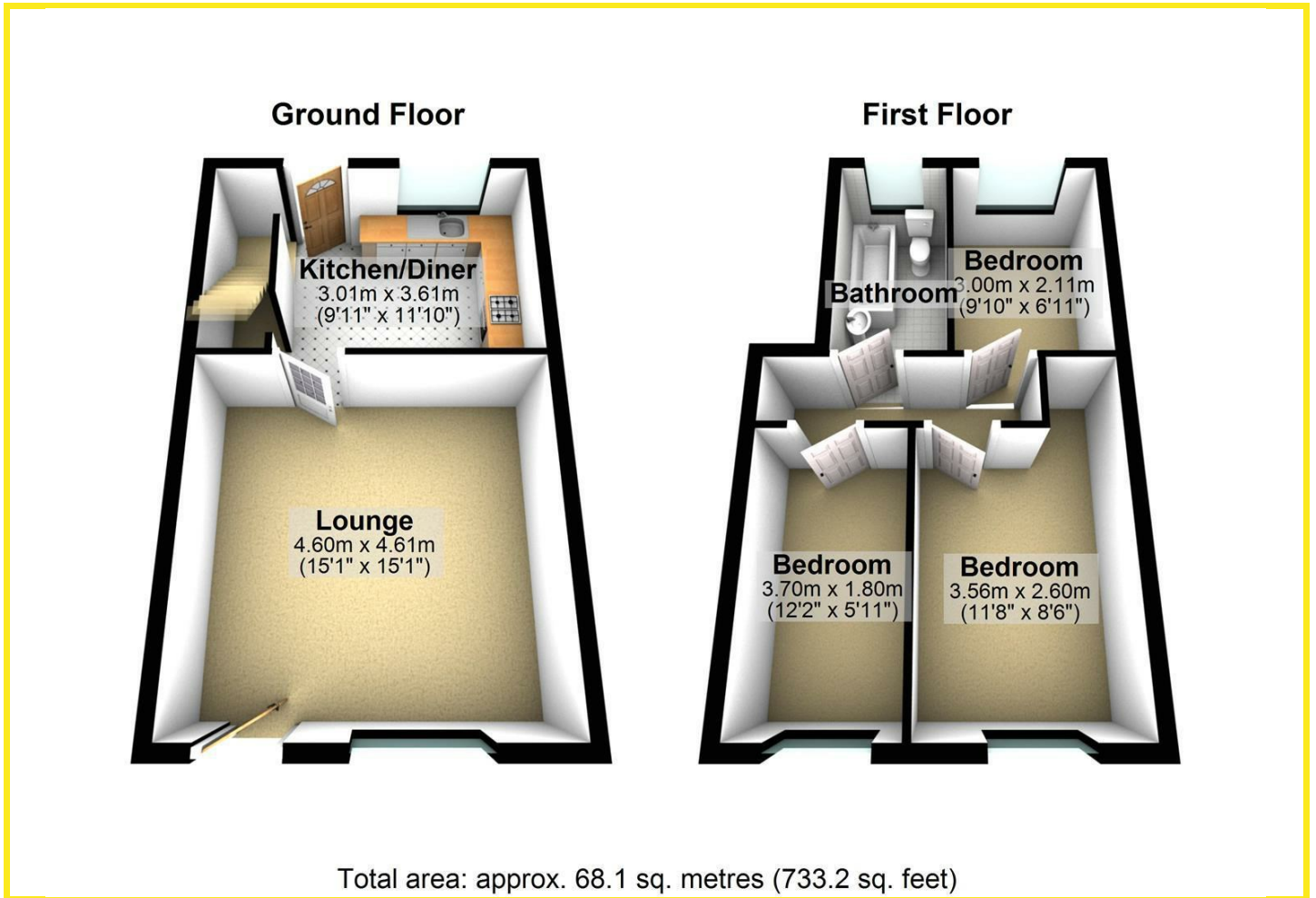
Outside, the rear garden is a lovely retreat, featuring a gravel patio area and a lawn adorned with established shrubs and bushes, offering a peaceful space for outdoor activities or simply unwinding after a long day. A convenient gate at the rear of the property adds to the practicality of the space.

Situated in a sought-after location, this home is close to local amenities and transport links, making it ideal for those who value convenience. This property is not just a house; it is a place where memories can be made. Don't miss the chance to make it your own.





## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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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