

Mike
Dobson



39 Bluebell Avenue
Garforth, Leeds, LS25 2FD

£399,950

39 Bluebell Avenue

Nestled in the tranquil cul-de-sac of Bluebell Avenue, Garforth, this impressive 4 bedroom semi offers a perfect blend of modern living and spacious accommodation across three well-designed floors. With four bedrooms and amazing far reaching views this property is ideal for families seeking a modern and vibrant home.

Upon entering, you are greeted by a spacious bright and airy hallway that sets the tone for the rest of the home. The heart of the house is undoubtedly the large open-plan kitchen and dining area, which boasts fully integrated appliances, making it a delightful space for both cooking and entertaining with bi folding doors leading out onto a 2 tier garden with breath taking views. The utility cupboard adds practicality, ensuring that everyday tasks are easily managed.

The first floor features a generously sized master bedroom complete with built-in wardrobes and an en suite bathroom with double shower, the large lounge is also on the first floor providing a private retreat. Three further double bedrooms offer ample space for family or guests.

The property is equipped with a new Vaillant boiler, installed in 2025, ensuring efficient heating and hot water. The family bathroom is fully tiled and features a luxurious waterfall shower over the bath, perfect for unwinding after a long day. This home also boasts a large amount of storage on each level.

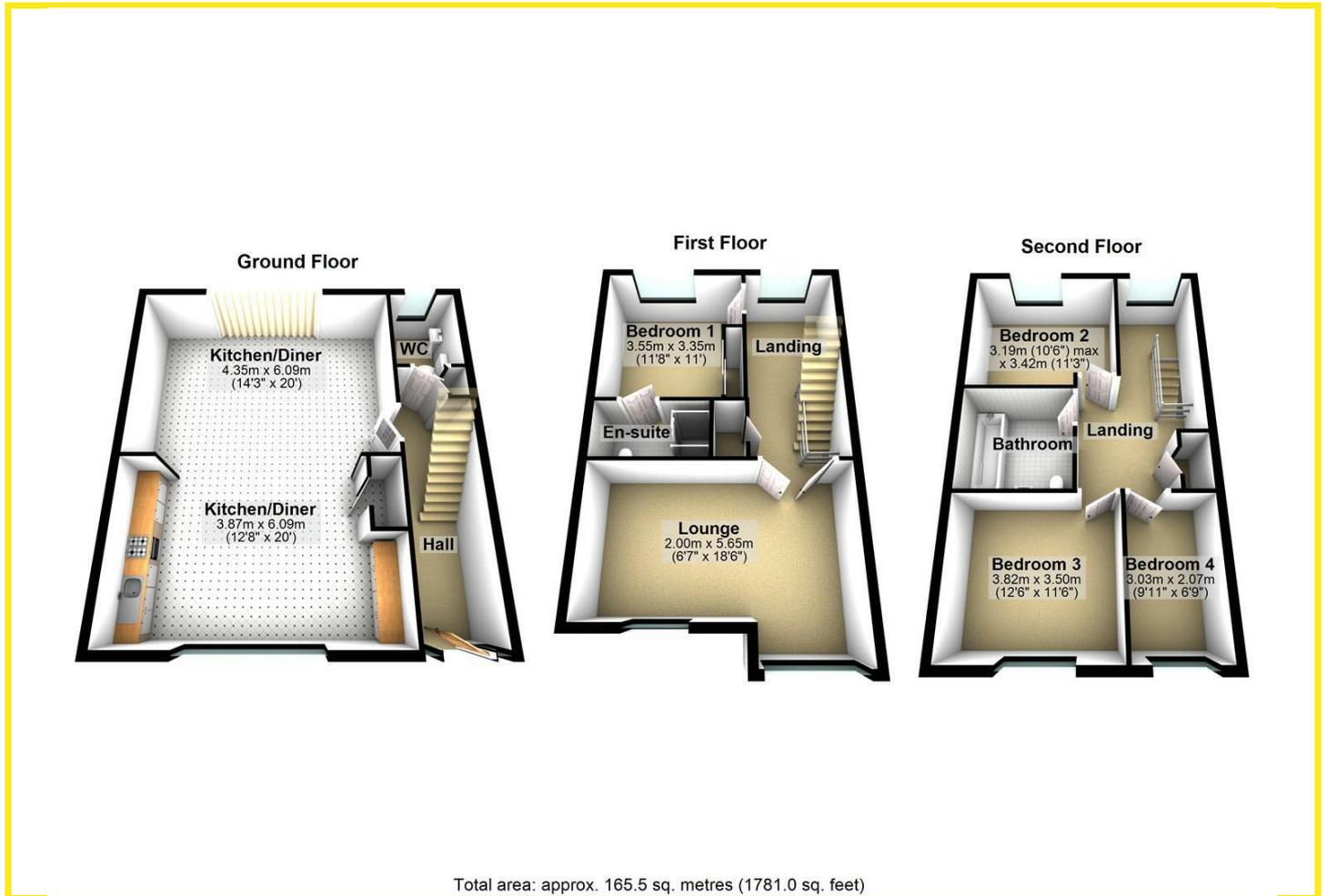
Outside, the rear garden has been thoughtfully designed with new Astro turf and a newly laid patio, creating an inviting outdoor space for relaxation or entertaining. The front of the property features a lawned garden, while a single garage with light and power provides additional storage or workspace.

With far-reaching views on every level of this home and a peaceful setting, this semi detached house on Bluebell Avenue is a wonderful opportunity for those looking to settle in a desirable area of Leeds. Don't miss your chance to make this beautiful home your own.

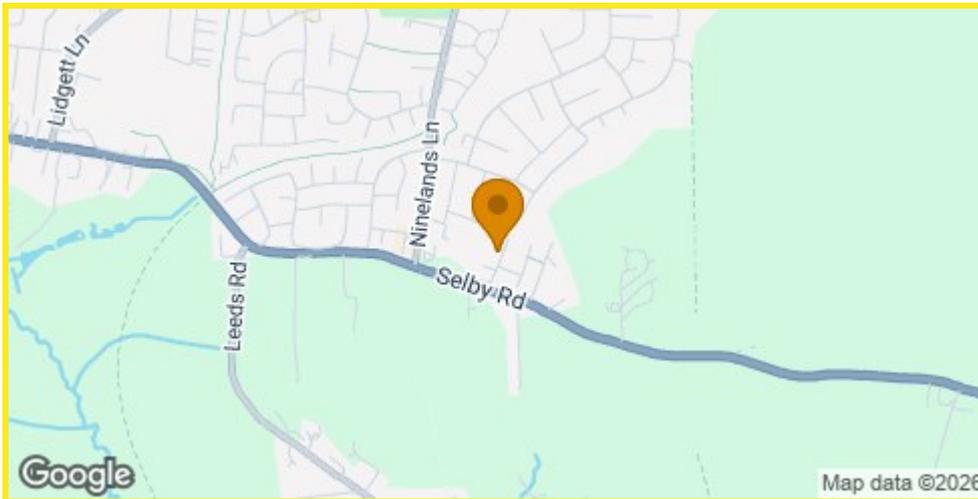




Floor Plan



Area Map



Energy Efficiency Graph

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

Directions

From our Garforth Office turn left onto Main Street, follow this road, which in turn leads to Lidgett Lane. At the traffic lights, turn left onto Selby Road, following the road through the traffic lights where the Crusader pub is on your left. Follow the road up Garforth Cliff, taking the first turning left onto Bluebell Avenue.

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