

*Mike*  
**Dobson**



**13 Aberford Road**  
Garforth, Leeds, LS25 1PZ

**£325,000**

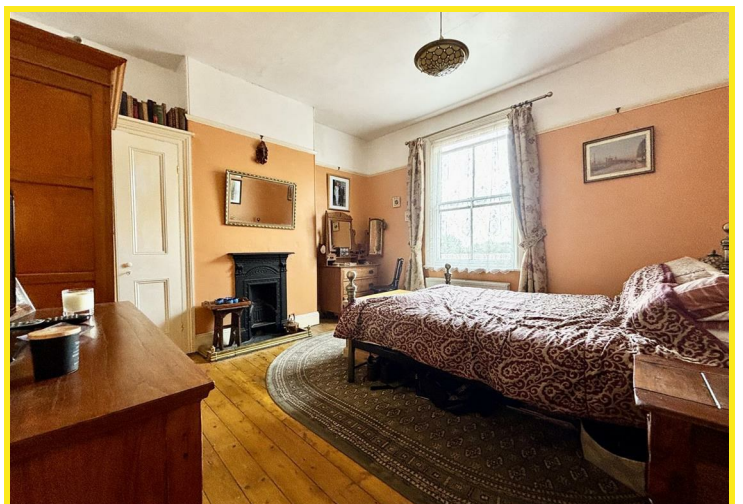
# 13 Aberford Road

Nestled on Aberford Road in the charming town of Garforth, Leeds, this delightful period terraced home presents an excellent opportunity for those seeking a project infused with character and charm. The property offers large amounts of space, boasting two inviting reception rooms, perfect for entertaining or relaxing with family. The kitchen, alongside a separate utility area and a convenient ground floor WC, enhances the functionality of the home.

On the first floor, you will find three spacious bedrooms, complemented by a family bathroom and a separate shower room, catering to all your needs. Additionally, the second floor offers a versatile room that could serve as a fourth bedroom or a dedicated office space, ideal for those working from home.

The exterior of the property is equally appealing, featuring a beautiful front garden adorned with a lush lawn and a variety of plants and trees, creating a serene atmosphere. The rear garden, predominantly paved, provides a lovely seating area, perfect for enjoying the outdoors, and includes a gate that leads to the rear access road for added convenience.

This home is situated in a desirable location, close to local amenities and excellent transport links, making it an ideal choice for those looking to settle in a vibrant community. This property is a rare find on the market, and although it requires modernisation and remedial works, it offers a perfect opportunity to create your dream home.

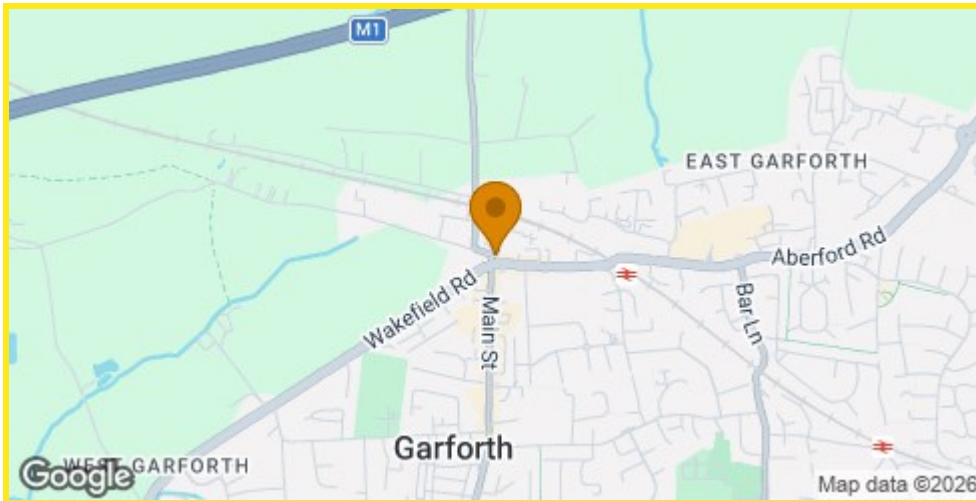




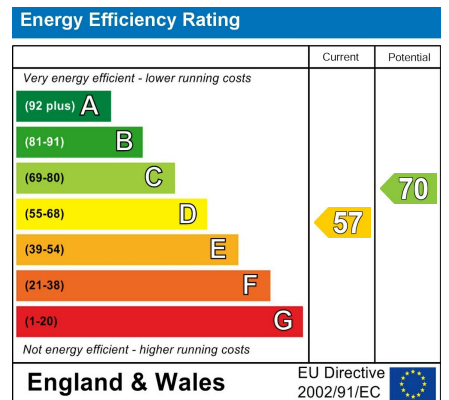
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Garforth office turn right up Main Street, taking a right at the traffic lights onto Aberford Road where the property can be found on the left hand side.

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4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mDOBSON.CO.UK](mailto:headoffice@mDOBSON.CO.UK) <https://www.mDOBSON.CO.UK>