

Mike

Dobson



11 Beech Grove Avenue

Garforth, Leeds, LS25 1EF

£230,000

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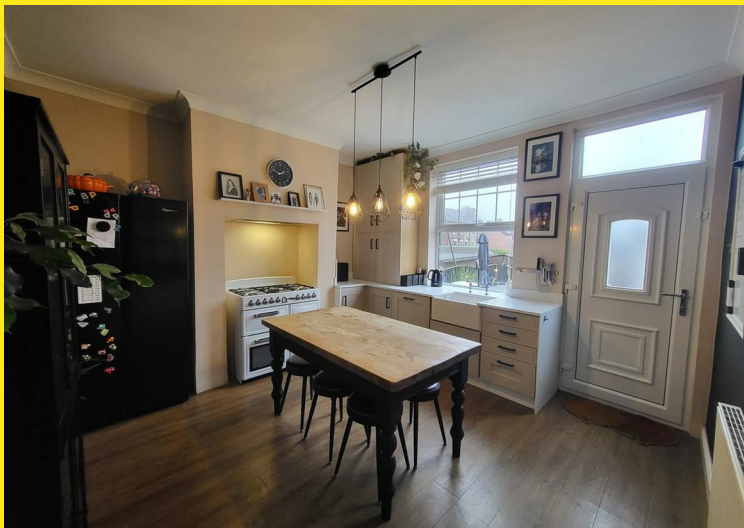
Nestled in the desirable Beech Grove Avenue in Garforth, Leeds, this charming four-bedroom terrace house offers a perfect blend of modern convenience and period character. Spanning four spacious floors, this property is ideal for families seeking both space and comfort.

As you enter, you are greeted by a generous lounge featuring a delightful log burner, perfect for cosy evenings. The home has a basement currently used as a laundry room, adding practicality to daily living. The property is equipped with gas central heating and solar panels, ensuring energy efficiency and warmth throughout the year.

The rear garden is a true highlight, providing a tranquil outdoor space for relaxation and entertainment. Additionally, a detached garage has been partly converted into a gym/music room, offering a versatile area for hobbies or fitness. The front of the property features a driveway that accommodates two cars, adding to the convenience of this lovely home.

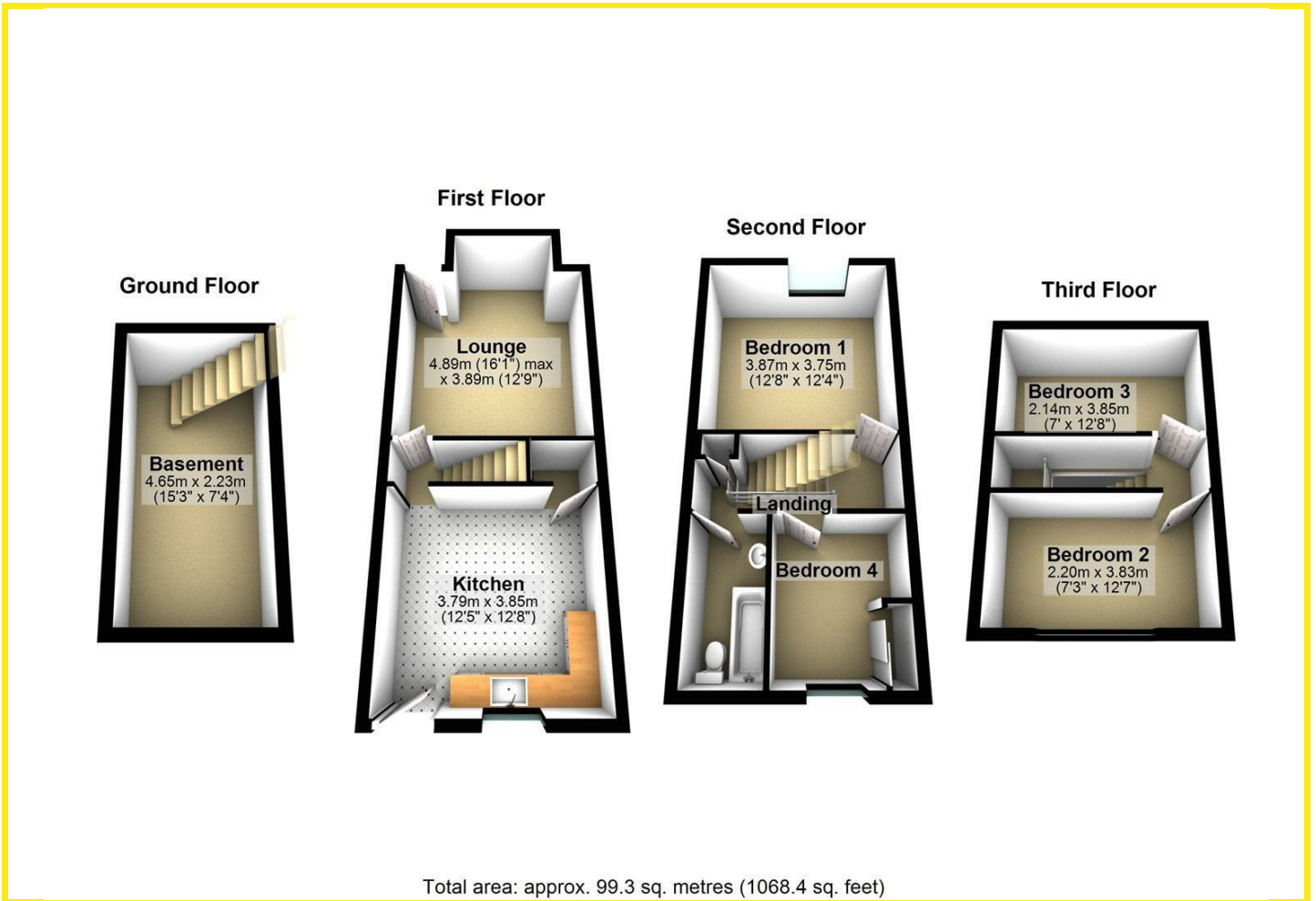
Situated in a sought-after area, this property is conveniently close to local shops and amenities, making daily errands a breeze. Furthermore, excellent transport links are nearby, ensuring easy access to the wider region.

This delightful home combines spacious living with charming features, making it an excellent choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this wonderful property your own.

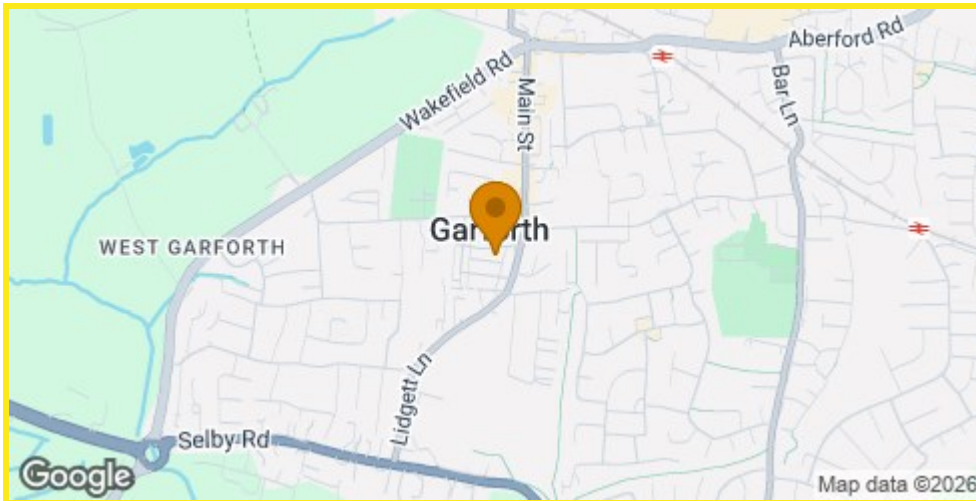




Floor Plan



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	
		81	90

Directions

From garforth main street turning left from mike dobson office follow lidgett lane and take the 3rd turning on the right.

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