Mike Dobson







30 Hazelwood Avenue

Garforth, Leeds, LS25 2AW

£285,000

30 Hazelwood Avenue

Nestled on the charming Hazelwood Avenue in Garforth, Leeds, this immaculate three-bedroom semi-detached house presents an exceptional opportunity for families and professionals alike. The property boasts a spacious open-plan kitchen and dining area, featuring elegant composite worktops and integrated appliances, perfect for both cooking and entertaining.

As you enter, you are welcomed by a bright and airy lounge, enhanced by an open-plan porch and an electric vapour stove, creating a warm and inviting atmosphere. The home comprises two generously sized double bedrooms and a comfortable single bedroom, making it ideal for a variety of living arrangements. The fully tiled bathroom showcases a modern white suite, adding a touch of sophistication to the space.

This residence has been thoughtfully updated with a brand new Ideal combi boiler and partial new windows, ensuring both comfort and energy efficiency. The beautiful mature rear garden is a true highlight, featuring a lovely patio area and a garden shed, providing a perfect retreat for outdoor relaxation or entertaining.

Situated in a sought-after area, this property is conveniently close to local shops and transport links, making daily commutes and errands a breeze. With its combination of modern amenities and charming features, this home is a must-see for anyone looking to settle in a vibrant community. Don’t miss the chance to make this delightful property your own.









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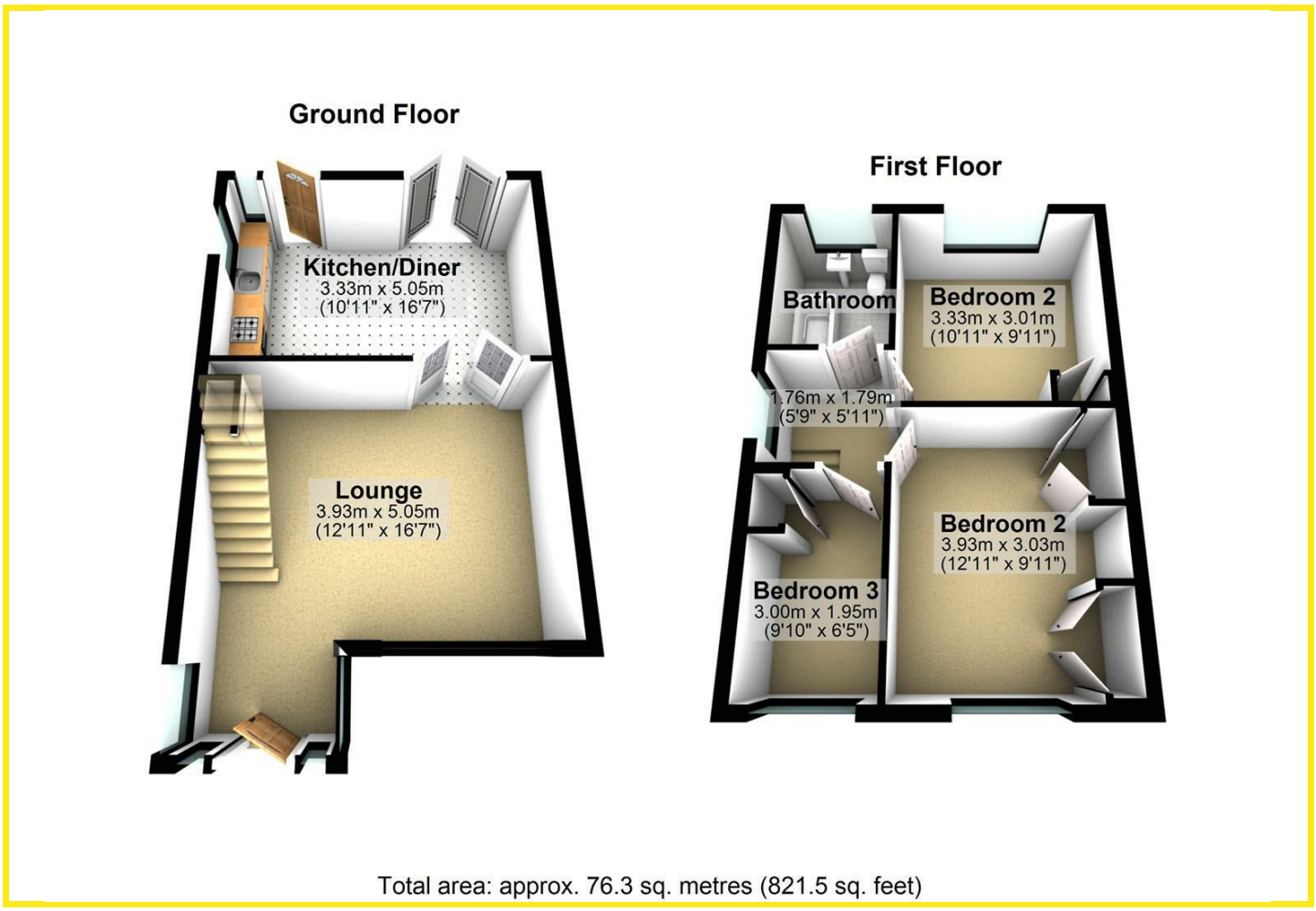






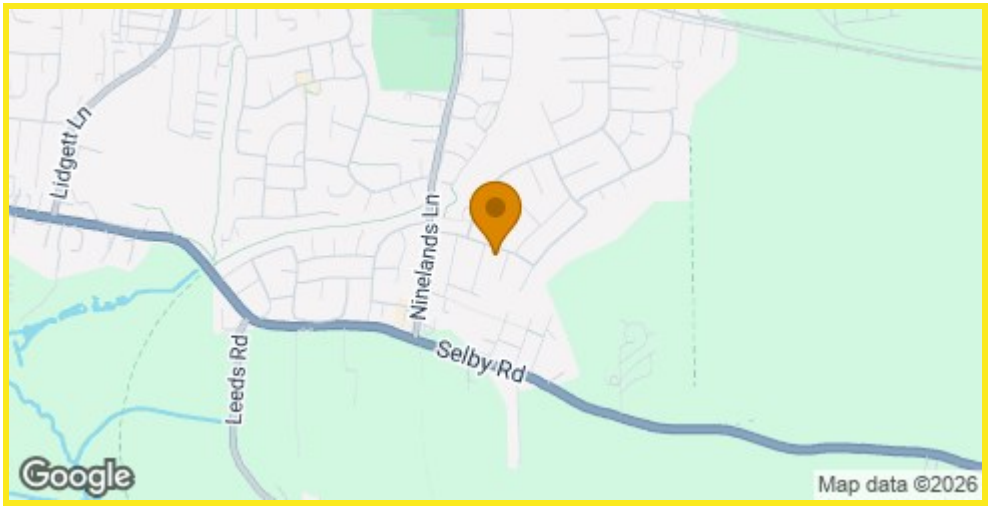


Floor Plan

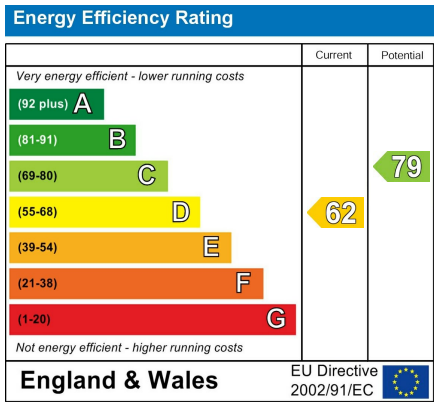


Total area: approx. 76.3 sq. metres (821.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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