Mike Dobson







88 Westbourne Avenue

Garforth, Leeds, LS25 1BX

£240,000

88 Westbourne Avenue

Nestled on the charming Westbourne Avenue in Garforth, Leeds, this stunning semi-detached house offers a delightful blend of modern living and comfort. With two spacious double bedrooms, one of which features a convenient storage cupboard, this property is perfect for small families or professionals seeking a serene retreat.

The heart of the home is undoubtedly the bright and airy modern gloss kitchen, equipped with an integrated gas hob and electric oven, complemented by stylish Amtico flooring. This inviting space is ideal for both cooking and entertaining, ensuring that every culinary experience is a pleasure. Large lounge/diner spanning the full width of the house.

The recently refurbished bathroom adds a touch of luxury, providing a tranquil space to unwind. Additionally, the converted loft room, complete with a Velux window, offers versatile usage options, whether as a home office, playroom, or extra guest accommodation.

Outside, the property boasts a versatile garden room, currently utilised as a hair salon, which includes toilet facilities. This unique feature presents an excellent opportunity for those looking to enjoy additional leisure space. There is also an outbuilding for additional storage. To the front of the property there is a driveway.

Situated in a sought-after area, the house enjoys far-reaching views which is not overlooked and is conveniently located opposite a green open space, perfect for leisurely strolls or outdoor activities. Local amenities and excellent schools are just a stone's throw away, making this property an ideal choice for families.

In summary, this semi-detached house on Westbourne Avenue is a rare find, combining modern comforts with a prime location. It is a perfect opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of contemporary living.









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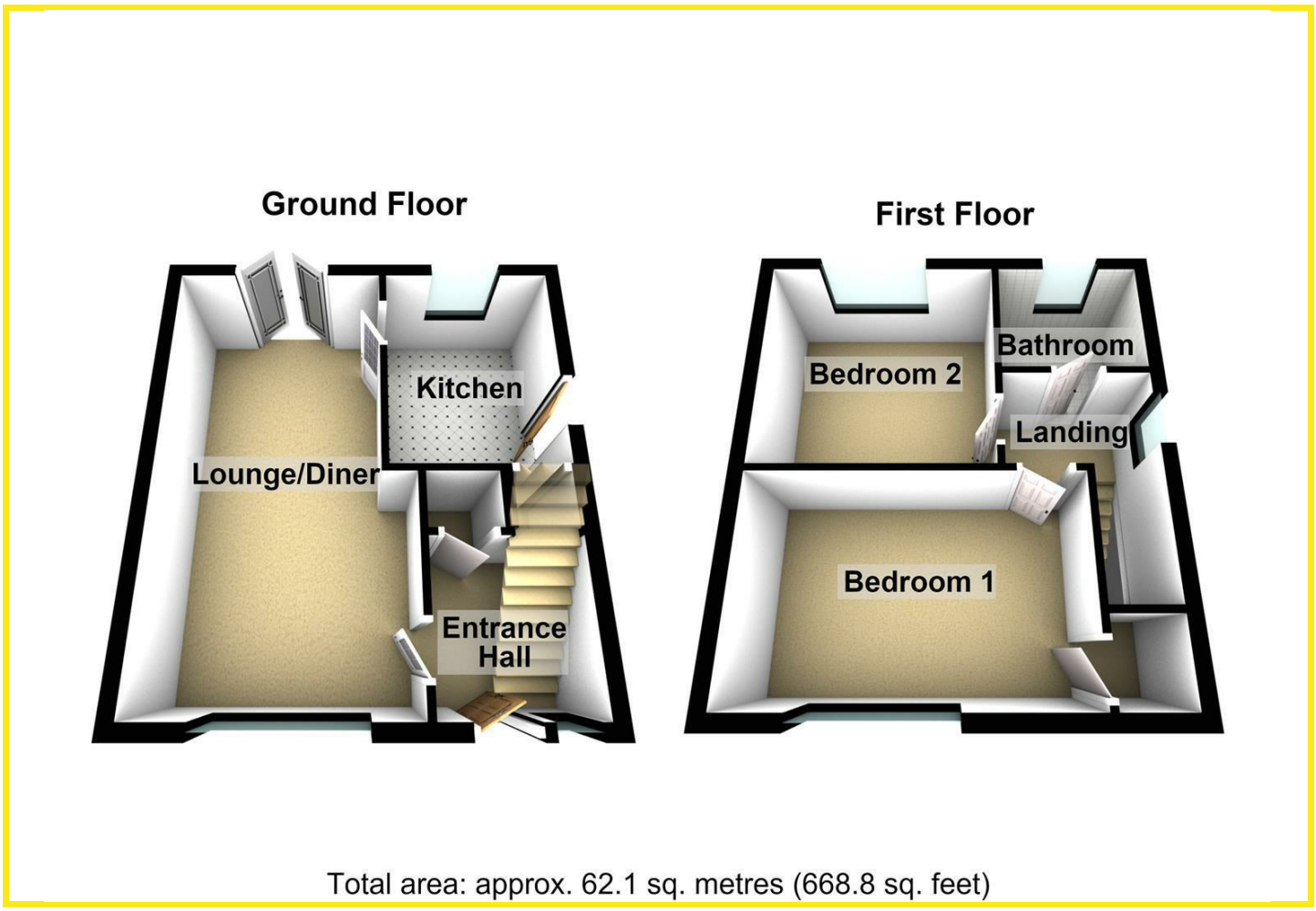




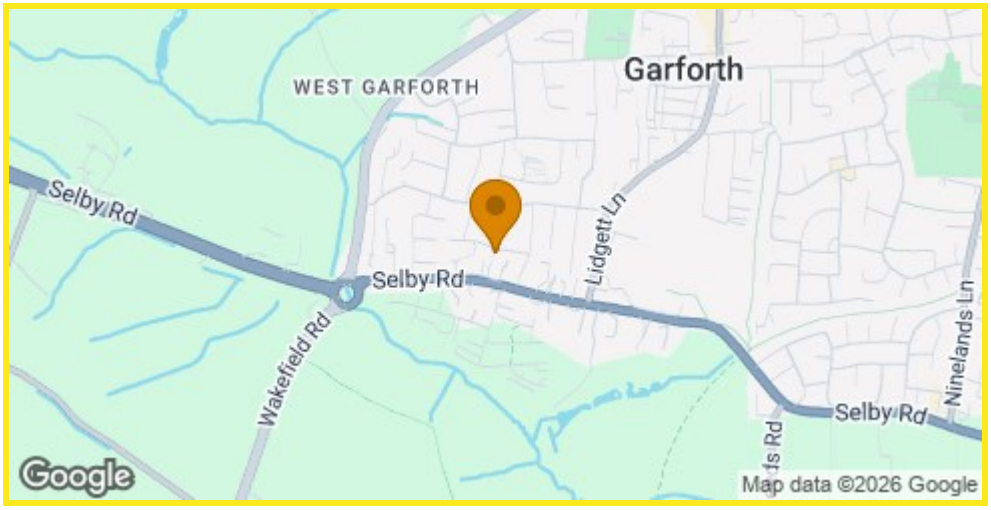




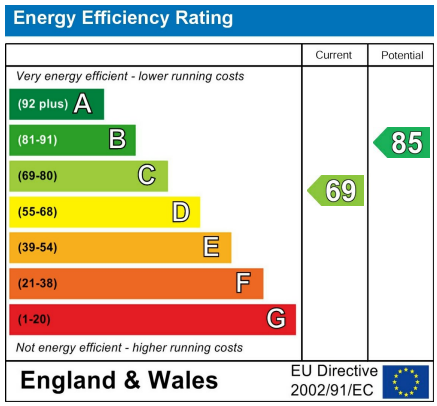
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left on to Main Street and proceed ahead to Lidgett Lane. Continue along Lidgett Lane and take the 4th turn right on to Ringway and then take the 4th turning left onto Westbourne Avenue.

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