Mike Dobson







37 Burnham Road

Garforth, Leeds, LS25 1LA

£230,000

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Nestled on Burnham Road in the charming area of Garforth, Leeds, this two-bedroom semi-detached bungalow offers an opportunity for those seeking a comfortable and convenient home. Upon entering, you are welcomed by a the hallway that leads to a spacious lounge. The kitchen is functional and provides ample space for culinary pursuits.

The bungalow features two generously sized double bedrooms. The bathroom is conveniently located with a three piece suite comprising panelled bath, pedestal wash basin and low flush WC. The property benefits from gas central heating, powered by a combination boiler, and is fitted with PVCu double glazing, enhancing energy efficiency and comfort throughout the seasons.

Externally, the property boasts a drive that accommodates off road parking, along with a single garage for additional storage. The established gardens to both the front and rear offer an appealing outdoor space, ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air.

While the bungalow does require some updating, it presents a fantastic opportunity for buyers to personalise and enhance the space to their taste. With its prime location and potential for improvement, this property is a must-see for anyone looking to settle in a peaceful yet accessible area of Leeds.

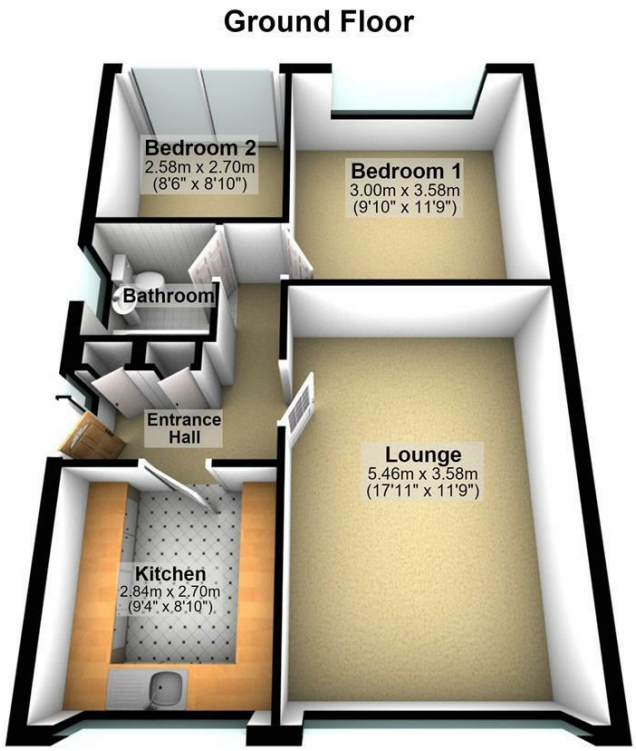






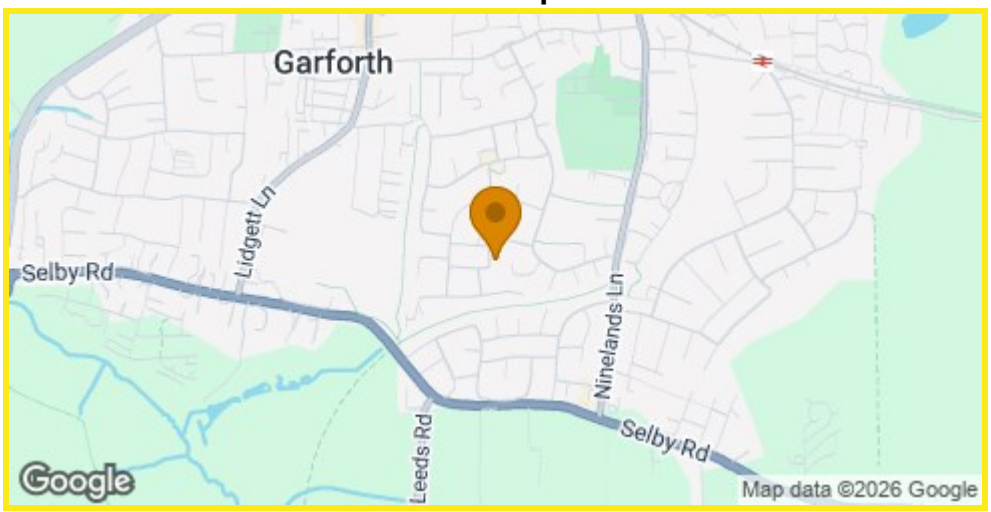


Floor Plan

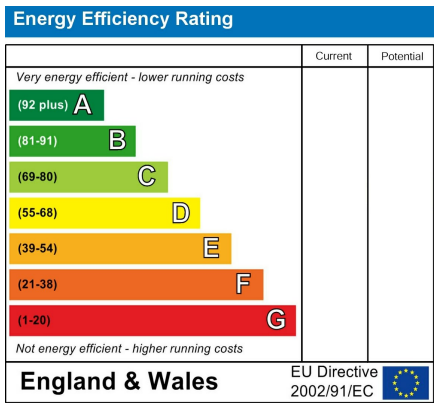


Total area: approx. 55.7 sq. metres (599.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Garforth office, head down Main Street and turn left onto Church Lane. Follow that to the end of the road and turn right onto Ninelands Lane. After passing the primary school, turn right into Derwent Avenue and follow it round until you reach Templars Way on your left hand side, turn here and follow to the end of the road where you will reach Burnham Road and the property is on the right hand side.

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