

Mike
Dobson



44 Poplar Avenue
Garforth, Leeds, LS25 1BE

£300,000

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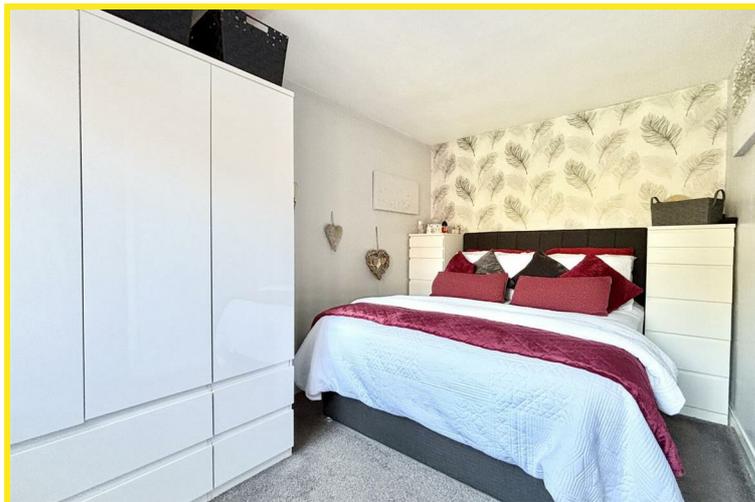
Nestled in a tranquil cul-de-sac on Poplar Avenue in Garforth, Leeds, this beautifully presented three-bedroom semi-detached bungalow offers a perfect blend of comfort and modern living. Set on a generous corner plot, the property boasts a welcoming entrance porch, complete with plumbing for a washing machine and space for a dryer, ensuring convenience from the moment you step inside.

The heart of the home is the modern fitted kitchen, featuring a stylish range of gloss units and integrated appliances, including a fridge, freezer, dishwasher, induction hob, extractor, microwave, and oven. This well-designed space is ideal for both cooking and entertaining. The spacious lounge, enhanced by a newly installed inset gas fire, provides a warm and inviting atmosphere for relaxation.

The bungalow comprises three generously sized bedrooms, two of which are currently being utilised as a dining room and a second sitting room, offering flexibility to suit your lifestyle needs. The three-piece white bathroom suite is both practical and elegant, featuring a bath with a shower over, a pedestal wash basin, and a low flush WC.

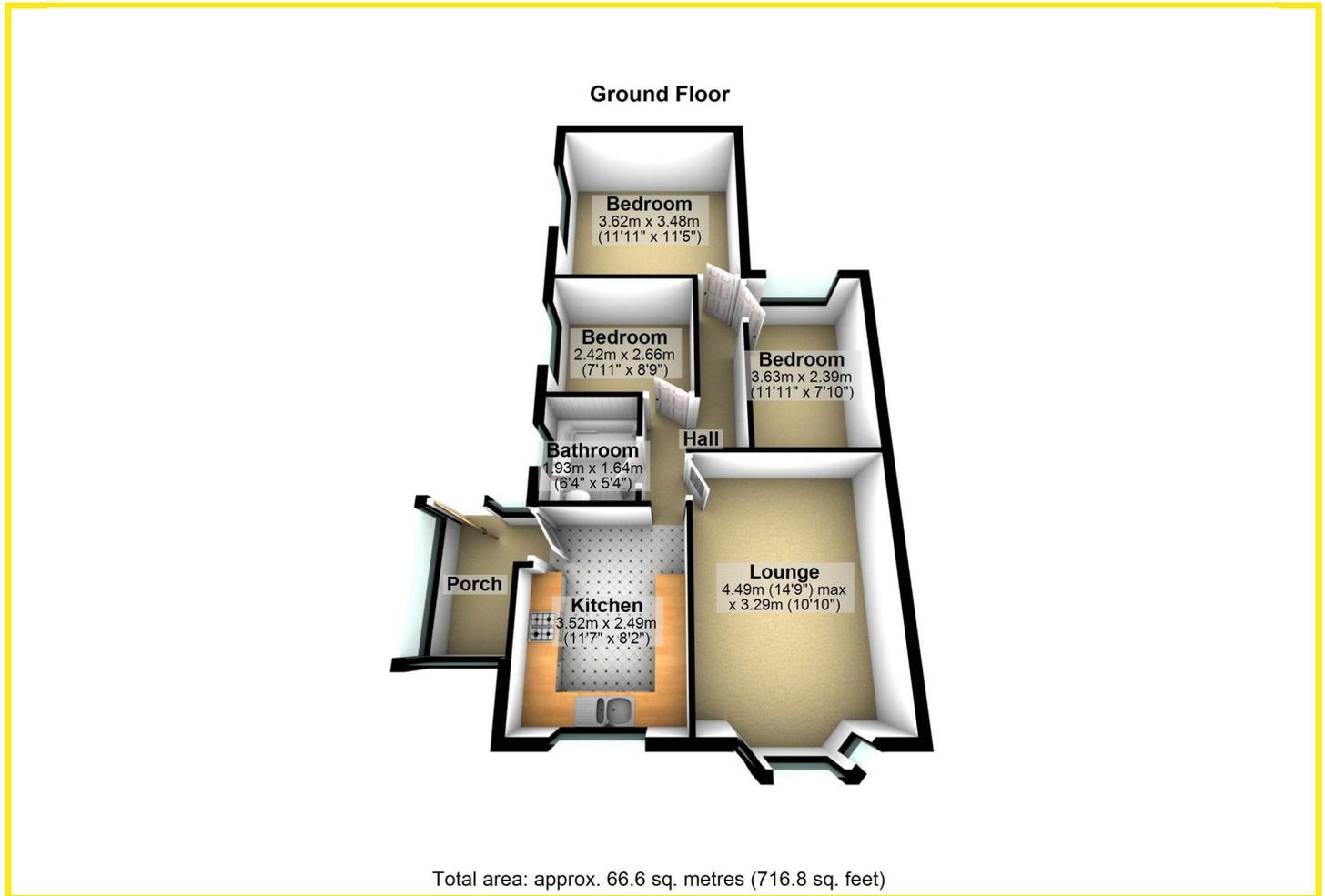
Outside, the property is equally impressive, with a tarmac driveway leading to the side, providing ample parking for multiple vehicles, alongside a detached garage with an up-and-over door. The outdoor space is thoughtfully designed, featuring lawned areas and seating spots that invite you to bask in the sunshine. Additionally, a covered seating area at the rear of the garage offers a perfect retreat for enjoying the outdoors, regardless of the weather.

This delightful bungalow is a rare find, combining modern amenities with a peaceful setting, making it an ideal choice for families or those seeking a serene lifestyle.





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	

Directions

From our Garforth office turn left, taking your first right onto Barleyhill Road. Take your 6th left onto Poplar Avenue where the property can be found on the right hand side in the cul-de-sac as indicated by the agents board.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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