



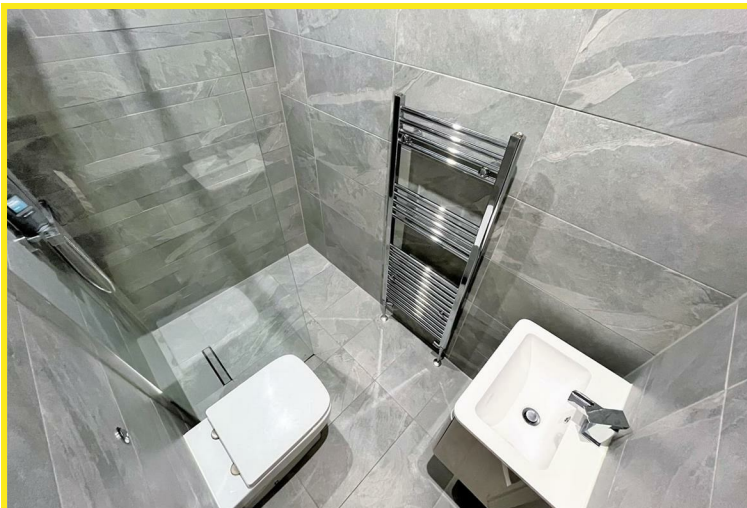
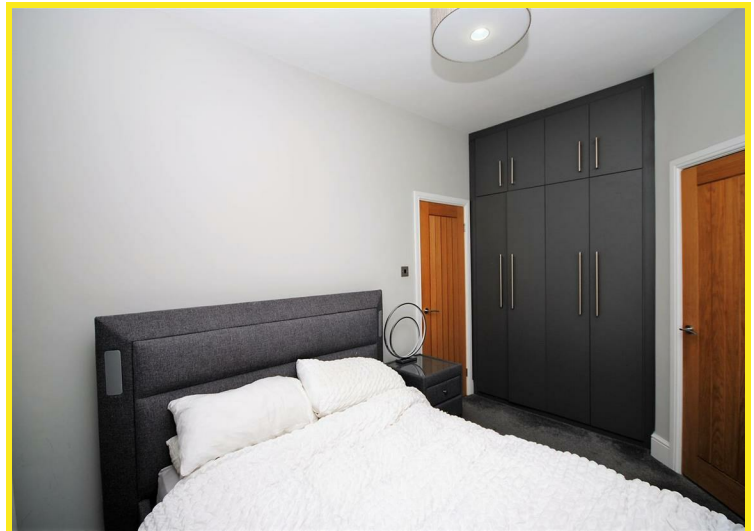
12 Strawberry Avenue
Garforth, Leeds, LS25 1EE

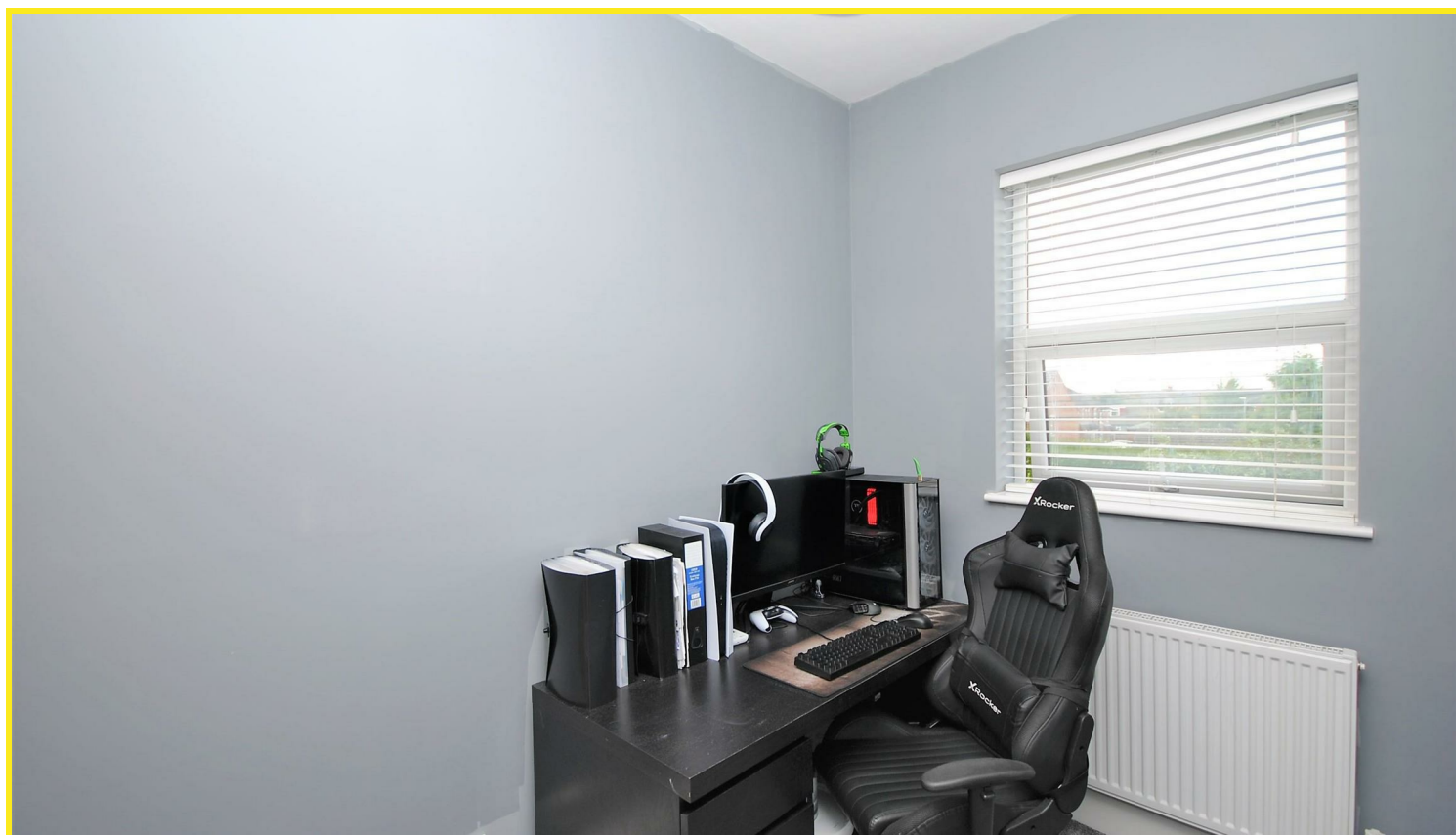
Offers Around £225,000

12 Strawberry Avenue

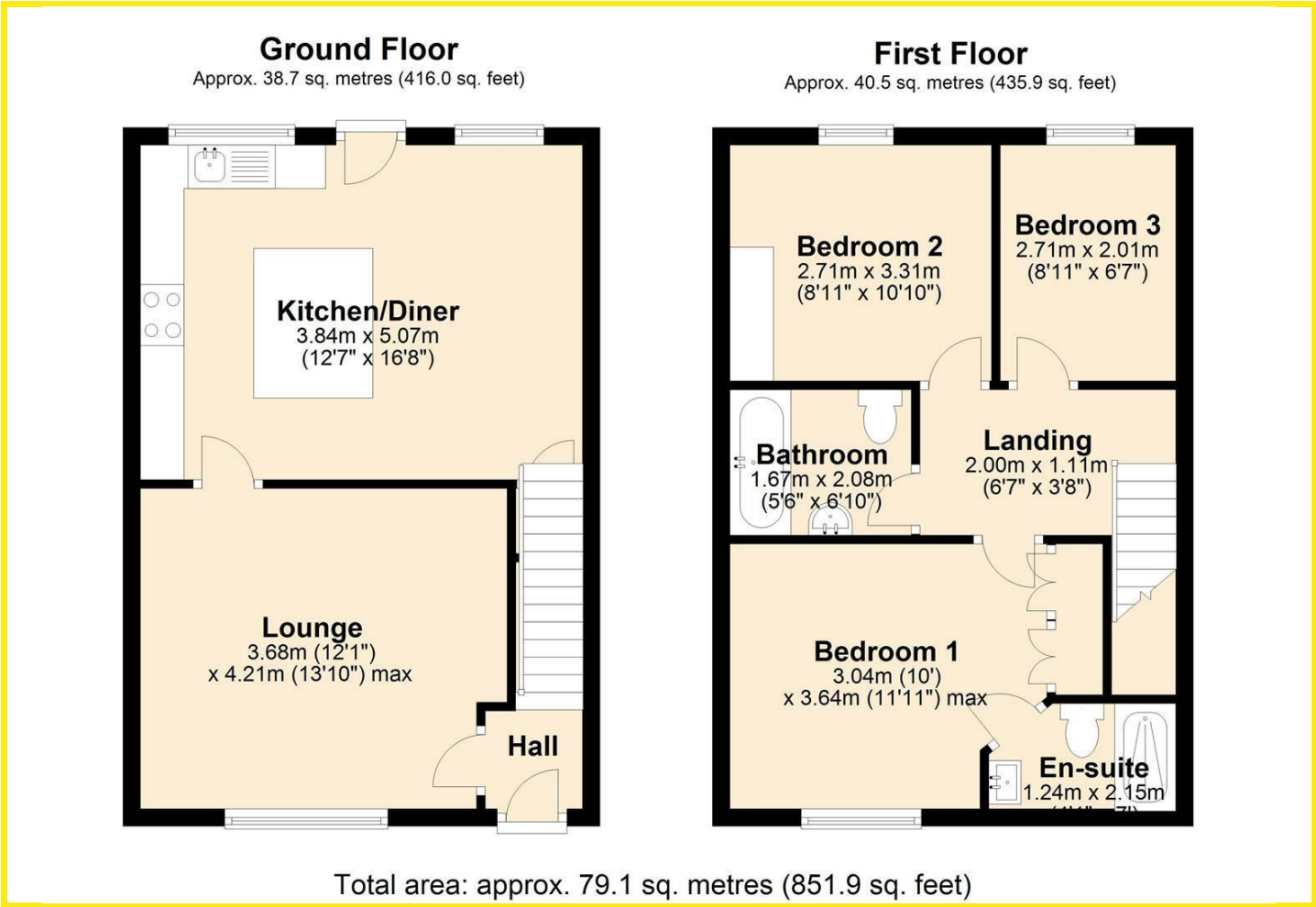
***** NO ONWARD CHAIN *** WITHIN WALKING DISTANCE TO GARFORTH MAIN STREET AND GARFORTH TRAIN STATION *** MUST BE VIEWED TO FULLY APPRAISE THE PROPERTY *****

A three bedroom mid terraced house located in a very convenient position and WITHIN WALKING DISTANCE TO GARFORTH MAIN STREET AND ALL OTHER LOCAL AMENITIES. The accommodation briefly comprises entrance hall, lounge, kitchen/diner, first floor landing, bedroom one, EN-SUITE SHOWER ROOM, bedroom two, bedroom three, and bathroom/W.C. In addition the property has had the following completed by the current owner approximately 4 years ago; PVCU DOUBLE GLAZED WINDOWS, composite front entrance door, PVCu double glazed rear entrance door, ALARM SYSTEM, REWIRED, REPLUMBED with a NEW COMBINATION BOILER, HIGH GLOSS GREY FITTED KITCHEN WITH GRANITE WORK SURFACES having plenty of room for a dining table and chairs, integral appliances including four ring ceramic hob, extractor above, built in oven, UNDER COUNTER FRIDGE, UNDER COUNTER FREEZER, BEAUTIFUL THREE PIECE WHITE BATHROOM SUITE WITH DOUBLE ENDED BATH, modern fully tiled en-suite shower room with walk in shower, glass screen, RAIN SHOWER and additional hand held shower. Externally, to the front of the property is a small buffer garden. There is on street parking which is on a first come first served basis. To the rear of the property is a FULLY ENCLOSED INDIAN STONE PAVED GARDEN. Council tax band B.





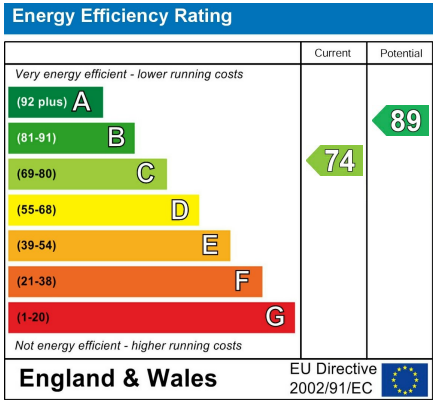
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left onto Main Street continue down Main Street taking the first turning right onto Barley Hill Road and Strawberry Avenue is then the second turning on your left hand side.

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.