Mike Dobson







23 Lyndon Avenue

Garforth, Leeds, LS25 1DZ

Chain Free £180,000

23 Lyndon Avenue

Nestled on Lyndon Avenue in the charming town of Garforth, Leeds, this spacious three-bedroom mid-terrace house offers a perfect blend of convenience. Ideally situated within walking distance of Main Street and Garforth Train Station, residents will enjoy easy access to a variety of local amenities, making it an excellent choice for families and commuters alike.

Upon entering the property, you are welcomed into a spacious lounge featuring a fire surround with a marble hearth and a timber surround, complete with an inset gas fire. The dining kitchen provides ample space for family meals and entertaining guests. The property also boasts a useful cellar, perfect for additional storage.

The first floor comprises two well-proportioned bedrooms and a three piece white bathroom suite, comprising rectangular panelled bath with mixer shower taps, a vanity wash basin and cupboard below and low flush WC. The second floor hosts a further double bedroom.

The property also benefits from a composite entrance door, PVCu double glazed windows, and central heating, ensuring comfort all year round. Outside, the property has on-street permit parking at the front, while the rear offers a paved garden, along with three useful outbuildings.

This property is a fantastic opportunity for those seeking a well-located home in Garforth. An early viewing is highly recommended to avoid disappointment.









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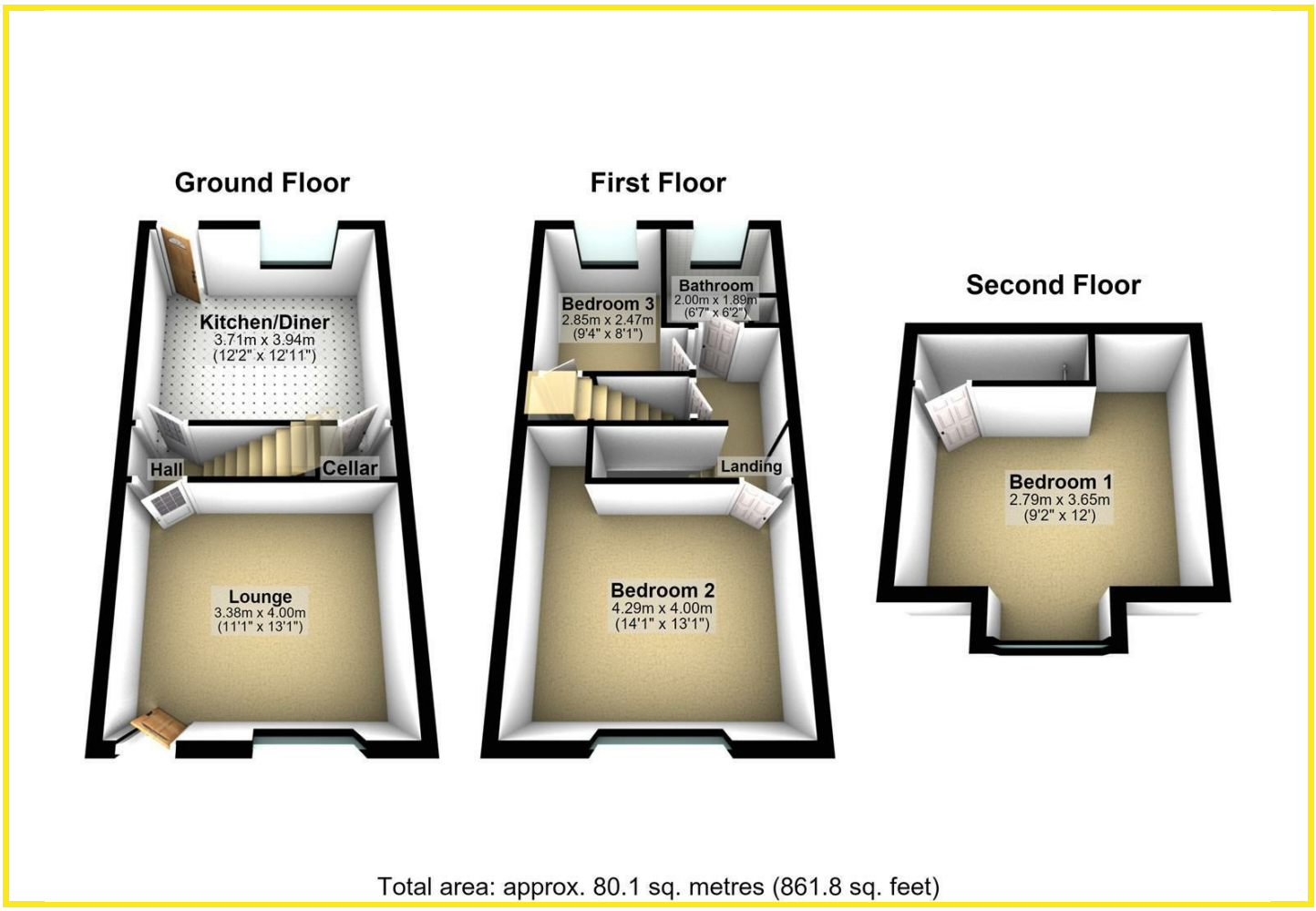








Floor Plan

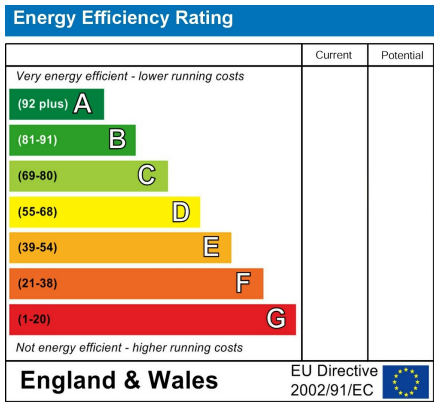


Total area: approx. 80.1 sq. metres (861.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left, taking your first right onto Barleyhill Road, then take your first right onto Lyndon Avenue where the property can be located on the left hand side 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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