

Mike  
**Dobson**



**23 Ribblesdale Avenue**

Garforth, Leeds, LS25 2AZ

**£290,000**



# 23 Ribblesdale Avenue

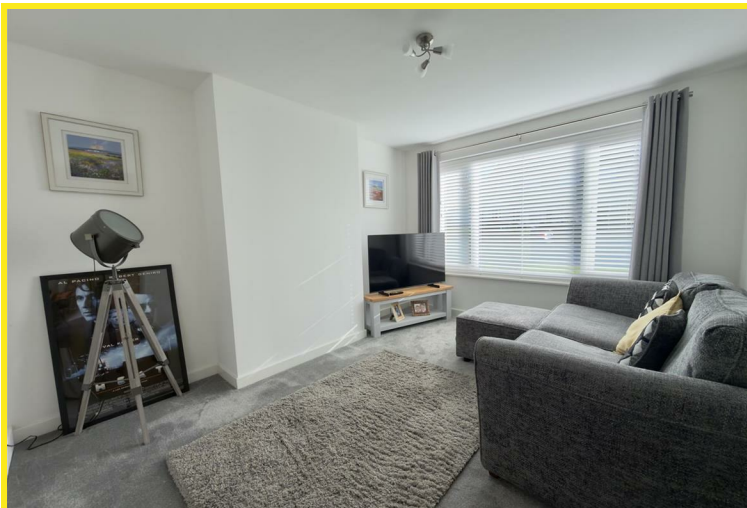
Nestled in the charming area of Ribblesdale Avenue, Garforth, Leeds, this beautifully refurbished three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you will be greeted by a welcoming reception room with large window which floods the room with light, it sets the tone for the rest of the home. The heart of the property is undoubtedly the newly updated open plan kitchen and dining area, which is equipped with an integrated oven, electric hob with extractor fan, fridge freezer, and washing machine, making it an ideal space for both cooking and entertaining.

The property boasts three well-proportioned bedrooms, providing ample space for family living or guests. The modern white bathroom suite features a stylish P-shaped bath with a shower over, ensuring a relaxing retreat at the end of the day.

Step outside to discover a spacious rear garden, complete with new fencing, a patio area perfect for al fresco dining, and a well-maintained lawn, ideal for children to play or for hosting summer gatherings. Additionally, the refurbished garage, featuring a new roof and electric door, offers convenient storage or potential for a workshop.

Throughout the home, you will find elegant oak doors that add a touch of sophistication. The property is equipped with a two-year-old gas combi boiler and new radiators, ensuring warmth and efficiency during the colder months.

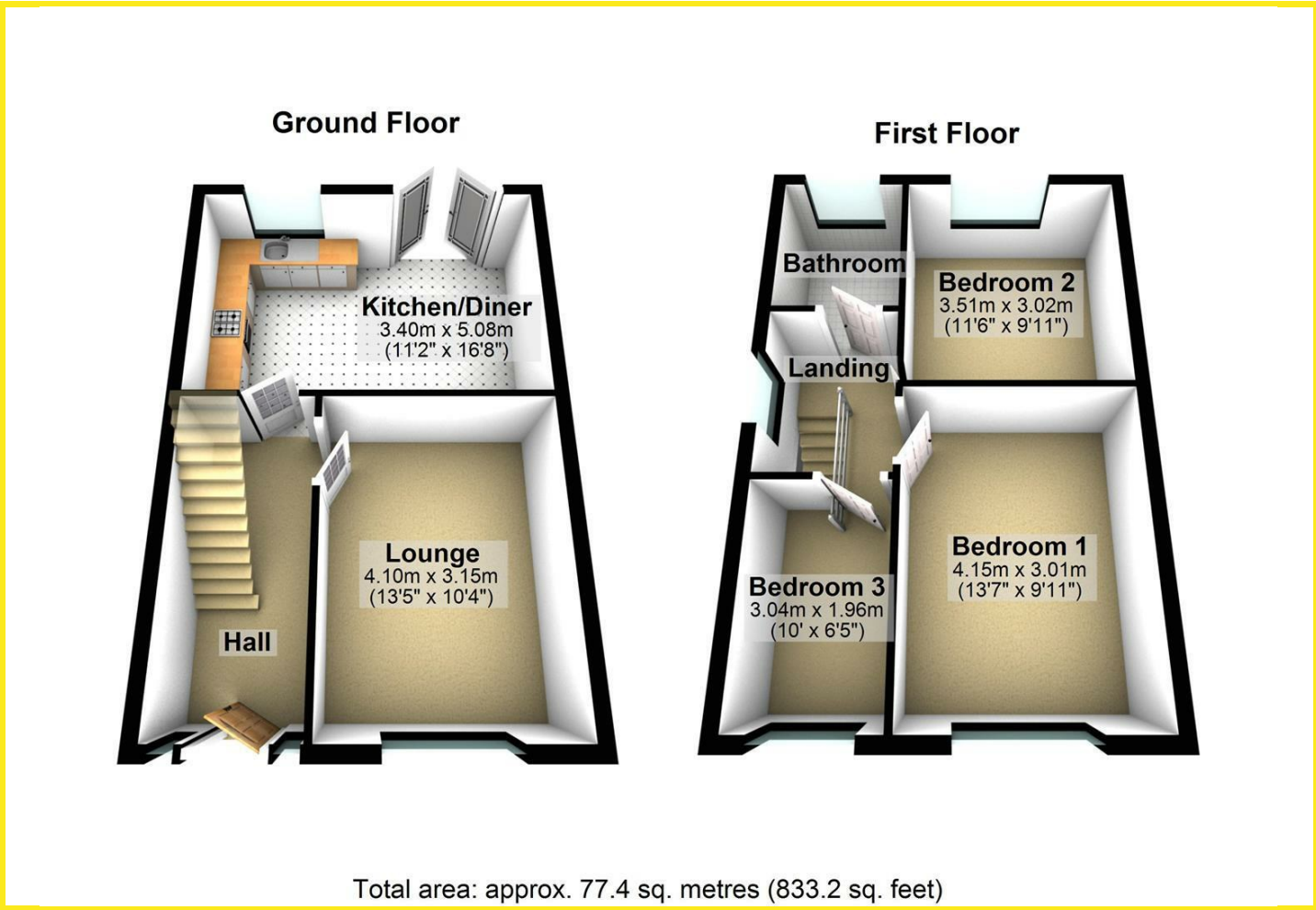
This semi-detached house is not just a home; it is a lifestyle choice, offering modern amenities in a desirable location. close to excellent schools and public transport. With its thoughtful renovations and inviting atmosphere, it is ready for you to move in and make it your own.



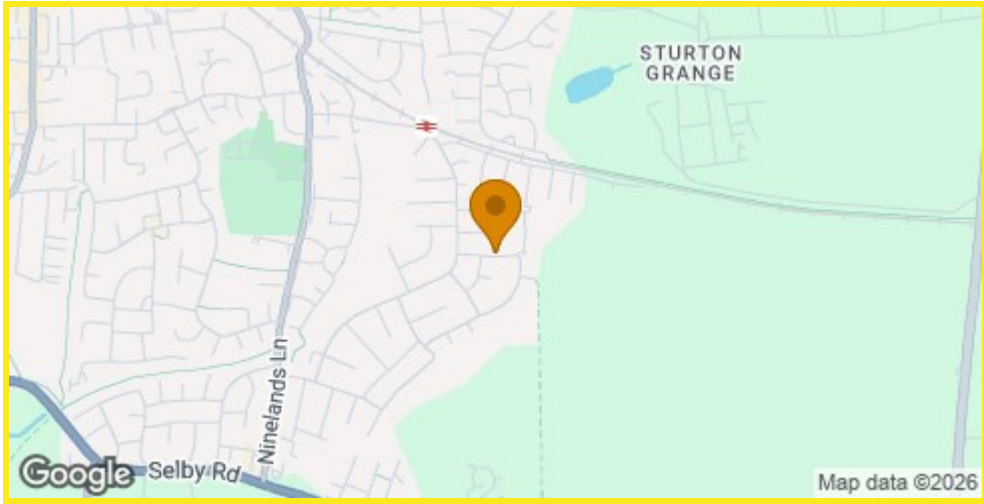




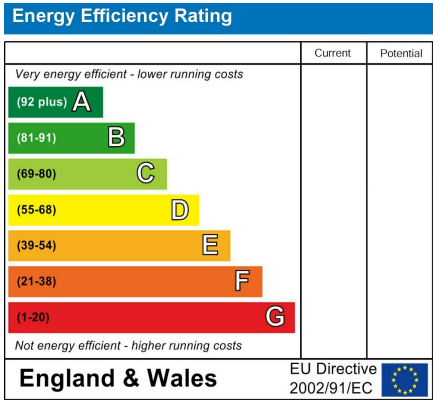
Floor Plan



Area Map



Energy Efficiency Graph



Directions