

Mike

**Dobson**



**32 Beech Grove Terrace**  
Garforth, Leeds, LS25 1EG

**Chain Free £159,995**

# 32 Beech Grove Terrace

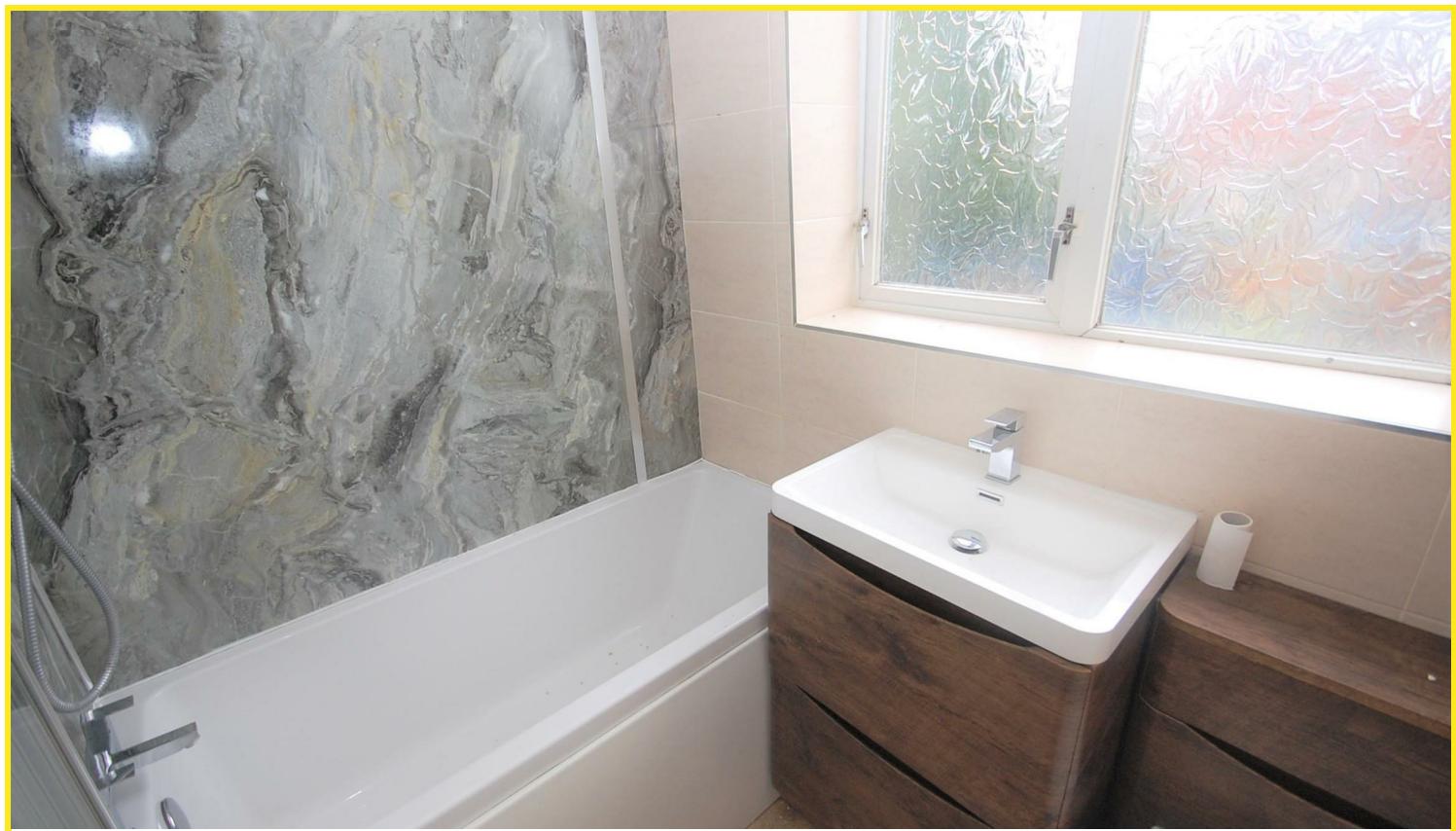
\*\*\* NO ONWARD CHAIN \*\*\* IDEAL FOR FIRST TIME BUYERS OR INVESTORS \*\*\*

A three bedroom mid terrace property situated within walking distance of Garforth Main Street and local amenities and having easy access to the A1/M1 motorway. The accommodation briefly comprises entrance hall, lounge, dining room open plan to kitchen area, first floor landing leading to two double bedrooms, a single bedroom and bathroom/WC. In addition, the property has PVCu double glazed windows, gas central heating with combination boiler, fitted kitchen with space for fridge freezer, cooker and plumbing for washing machine, three piece white bathroom suite comprising rectangular panelled bath with shower over and side screen, vanity wash basin with drawers below and low flush WC. Outside, the front of the property is brick paved providing off road parking for two cars. To the rear is a private and enclosed garden with concrete and pebbled seating areas, lawn and a large timber shed. The property is in need of modernisation.

An early viewing is recommended.



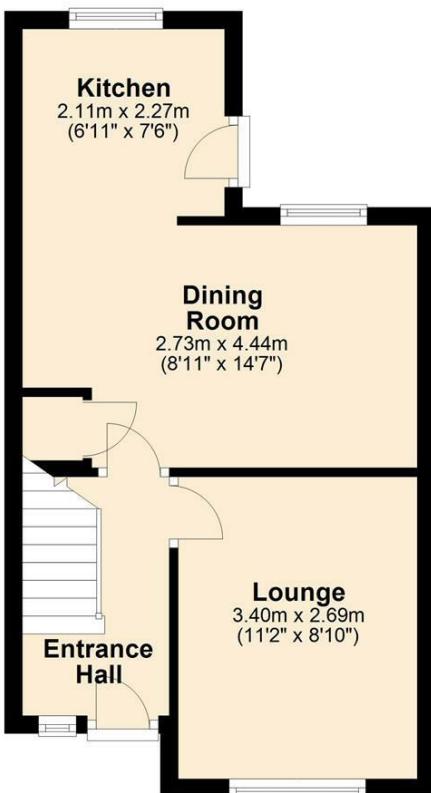
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## Floor Plan

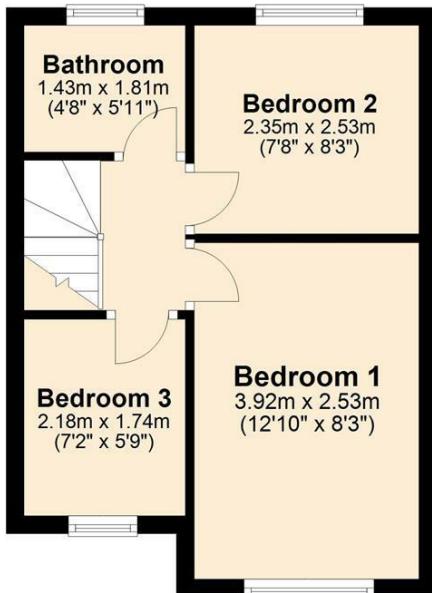
### Ground Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



### First Floor

Approx. 26.4 sq. metres (284.4 sq. feet)

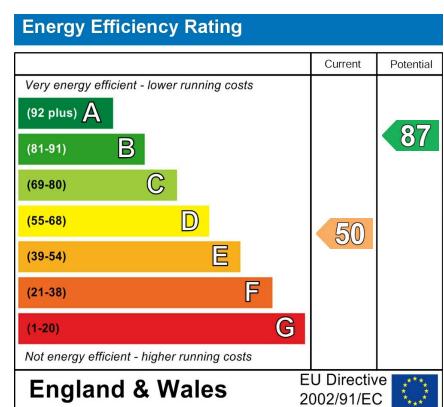


Total area: approx. 57.9 sq. metres (622.8 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Garforth office turn left onto Main Street which then becomes Liddett Lane. Take your fourth right onto Beech Grove Terrace where the property can be found on the right 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.