

Mike
Dobson



10 Firtree Avenue
Garforth, Leeds, LS25 2JN

£270,000

10 Firtree Avenue

Nestled on the charming Firtree Avenue in Garforth, Leeds, this extended three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge that provides an ideal space for relaxation and entertaining. The fitted dining kitchen is a highlight of the home, featuring a range of integrated appliances that make cooking a delight.

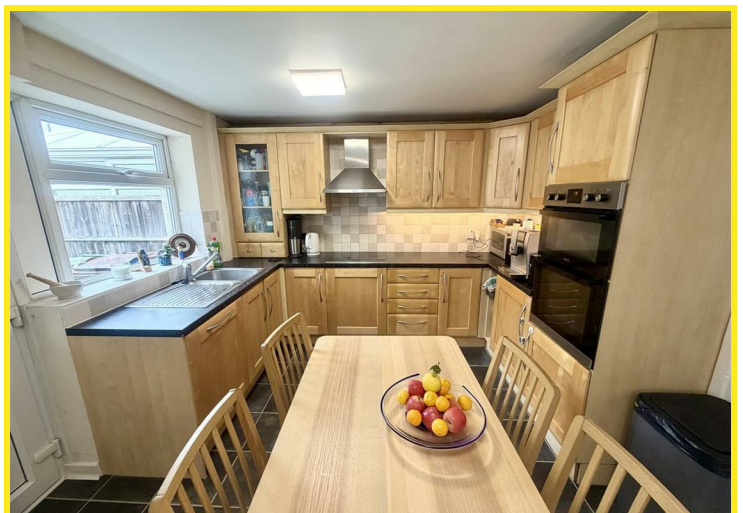
The thoughtful extension of the property has created a practical utility room and a convenient downstairs WC, enhancing the functionality of the living space. Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat, along with a family bathroom that caters to your everyday needs.

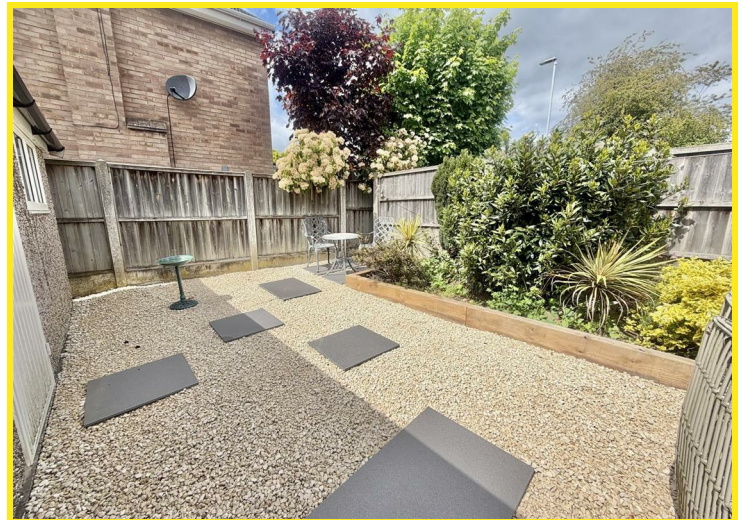
The property has PVCu double glazing and gas central heating, ensuring energy efficiency throughout the year.

This property also boasts ample parking for up to four vehicles, making it an excellent choice for families or those who enjoy hosting guests, along with a detached garage.

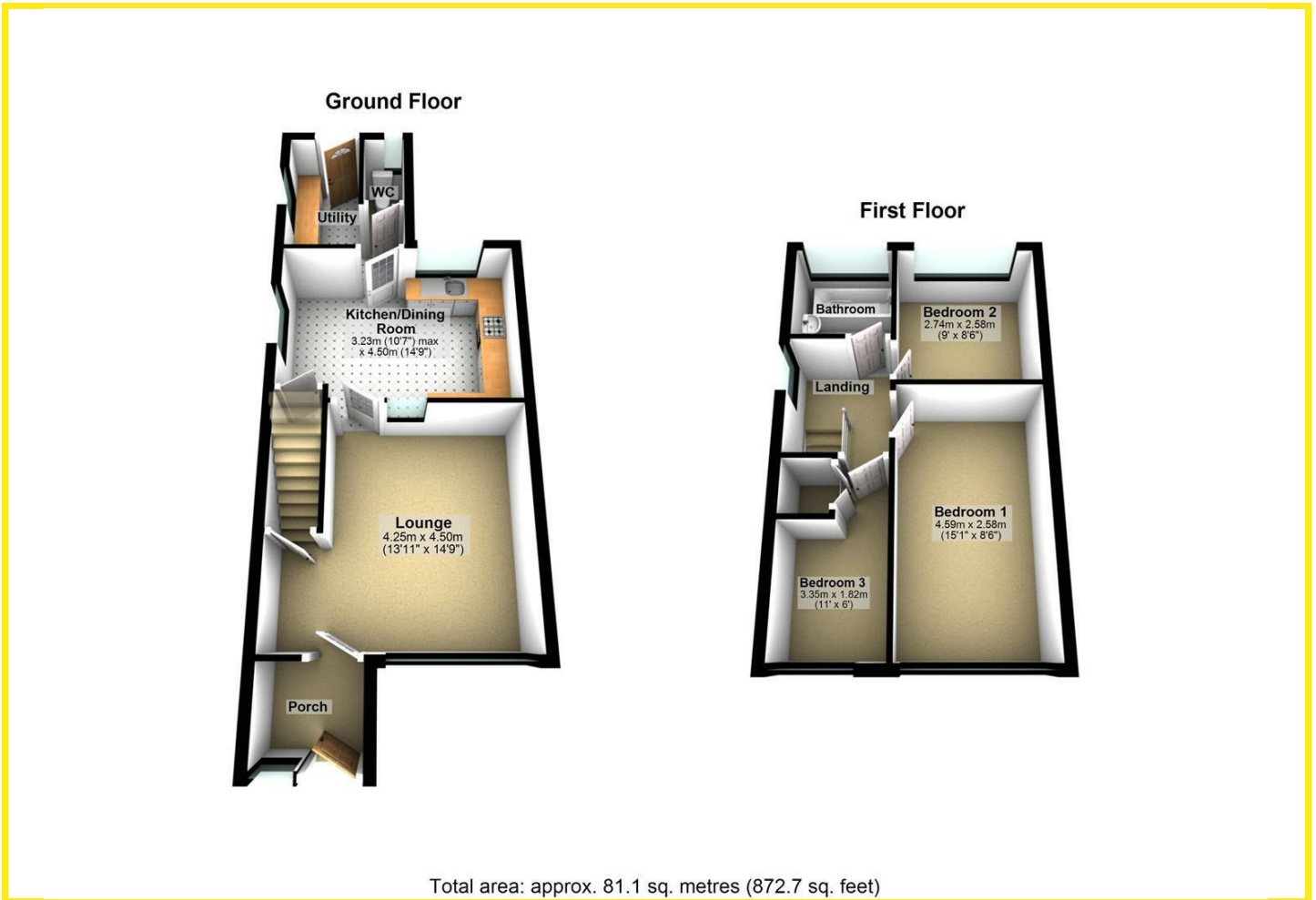
With its desirable location and generous living space, this home is perfect for anyone looking to settle in a friendly community while enjoying the benefits of modern amenities.

Don't miss the opportunity to make this lovely house your new home, book your viewing without delay

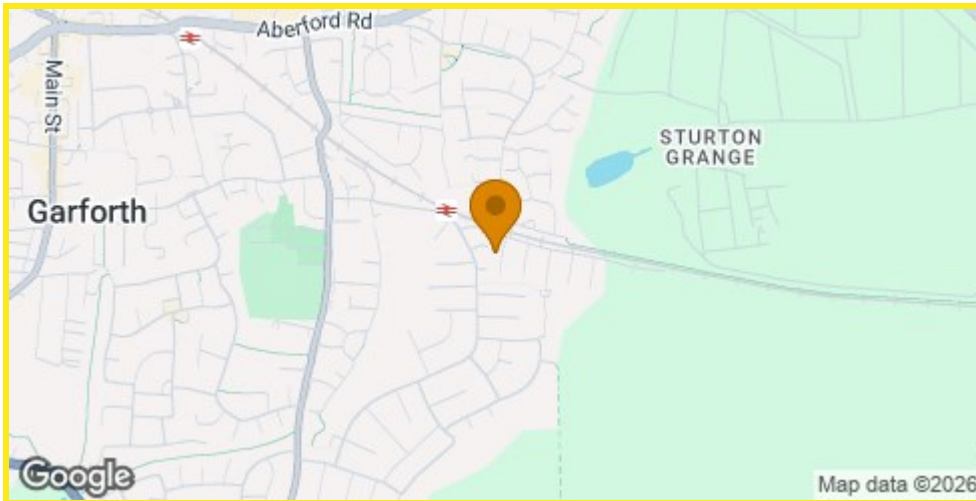




Floor Plan



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 Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane to the T junction and turn right on to Ninelands Lane. Take the first left onto Woodlands Drive and Firtree Avenue is the first right.

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>