



22 White Rose Avenue

Garforth, Leeds, LS25 2EE

£300,000

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Nestled in a tranquil cul-de-sac on White Rose Avenue in Garforth, Leeds, this beautifully presented semi-detached house offers a perfect blend of comfort and modern living. With three bedrooms and a well-appointed family bathroom, this property is ideal for families or those seeking extra space.

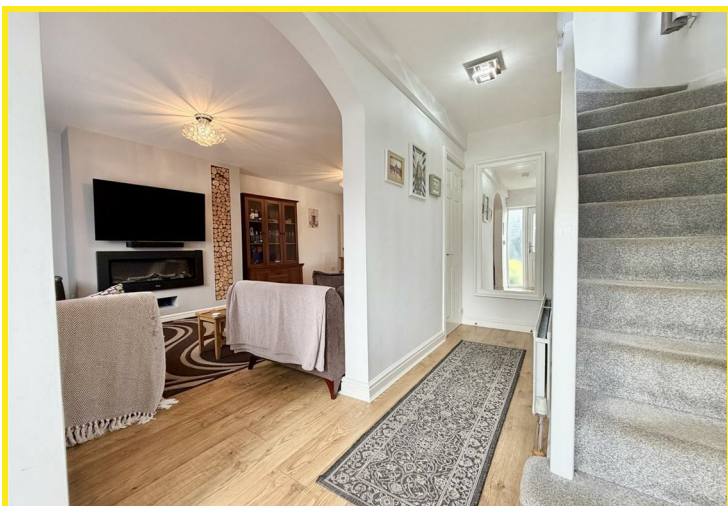
Upon entering, you are greeted by a bright entrance hall that leads into a generous lounge/diner, featuring a wall-mounted electric fire that adds a cosy touch to the space. French doors open into a delightful conservatory, which was rebuilt around five years ago, providing an excellent area for relaxation or entertaining. The windows and external doors have been replaced in recent years. The modern fitted kitchen boasts high gloss units and comes equipped with an integrated dishwasher, oven, and hob, making it a joy for any home cook.

The property also benefits from a larger-than-average garage, which not only houses the recently fitted boiler (2023) and fuse box but also offers plumbing for a washing machine and space for a dryer. Currently, part of the garage is utilised as a home gym, showcasing the versatility of this home.

On the first floor, you will find three bedrooms, perfect for family living. The family bathroom is a standout feature, comprising a contemporary four-piece suite that includes a walk-in shower, a freestanding bath, a wash basin, and a WC.

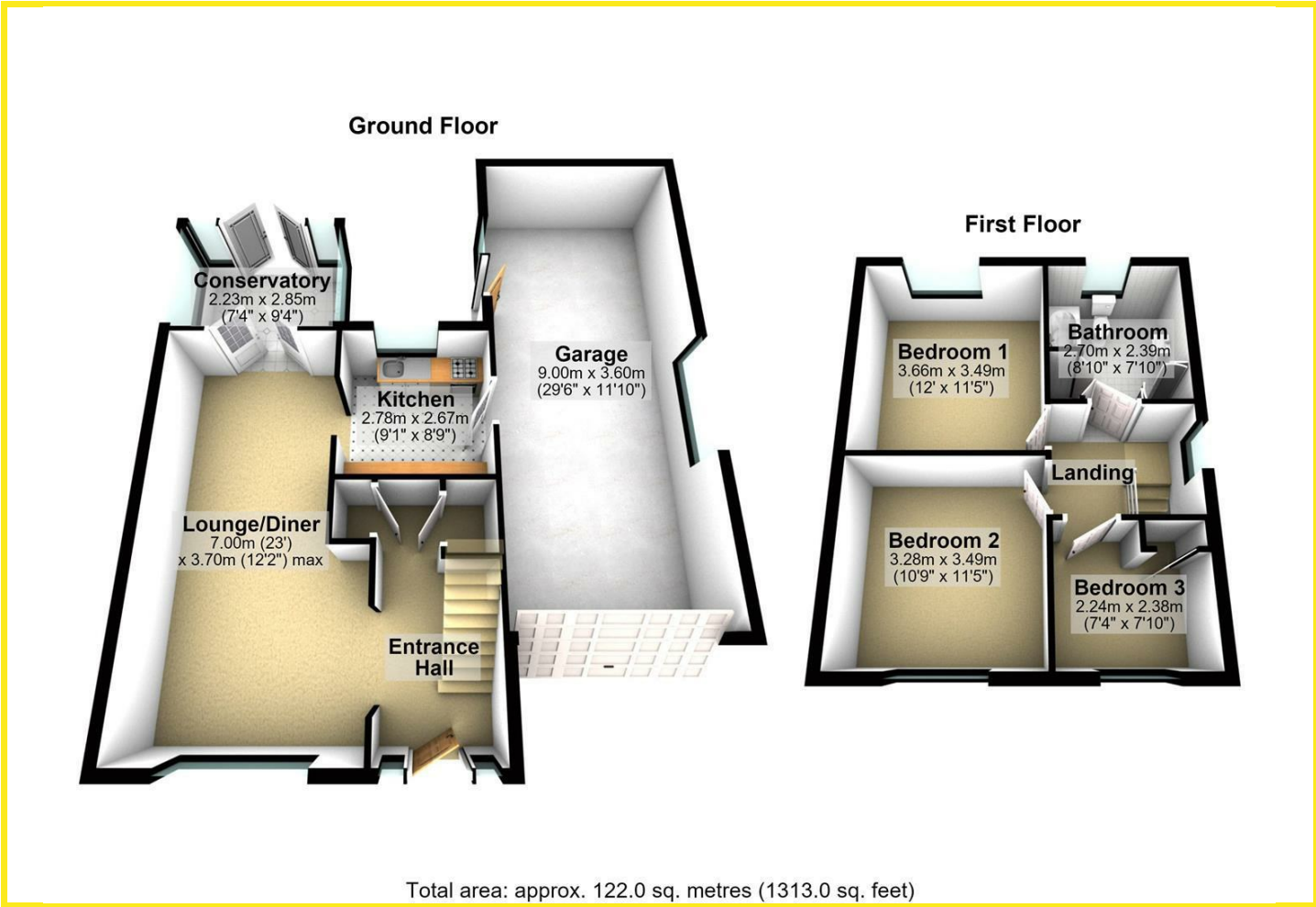
The private and enclosed rear garden accessed via a side gate has been re-laid with porcelain tiles, complemented by mature plants and shrubs that enhance its charm. Additionally, the front of the property offers off-road parking, which has been extended by the current owners to accommodate at least three vehicles.

This property is conveniently located within walking distance of local shops, schools, and public transport links, including Garforth train station, making it an ideal choice for those seeking a peaceful yet accessible lifestyle. Don't miss the opportunity to make this lovely house your new home.

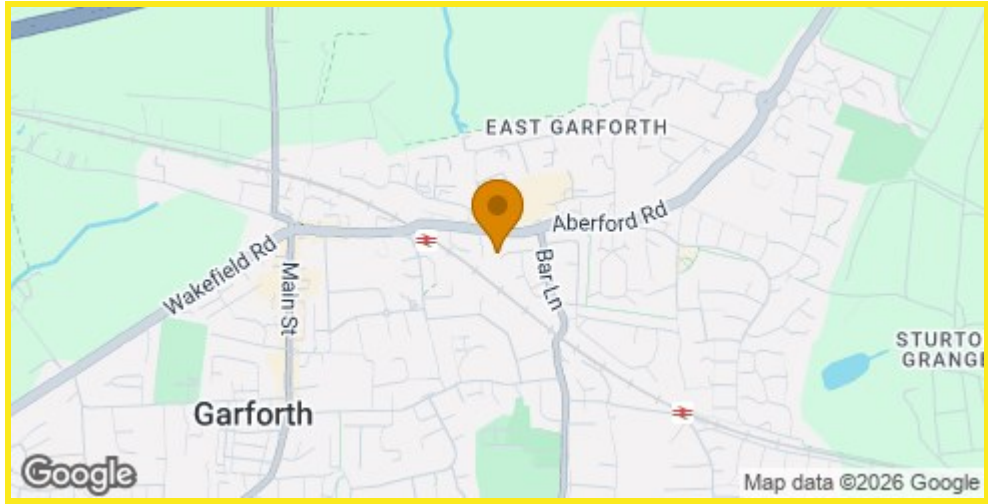




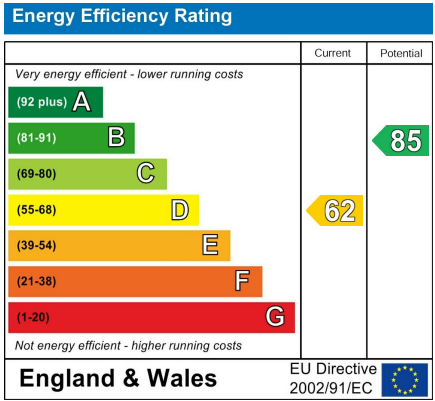
Floor Plan



Area Map



Energy Efficiency Graph



Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the third turning off on the right hand side on to Bar Lane. White Rose Avenue is then the first turning right off Bar Lane and the property is located in the cul-de-sac on the right hand side.