



Pickering Avenue  
Garforth

Asking Price £139,950

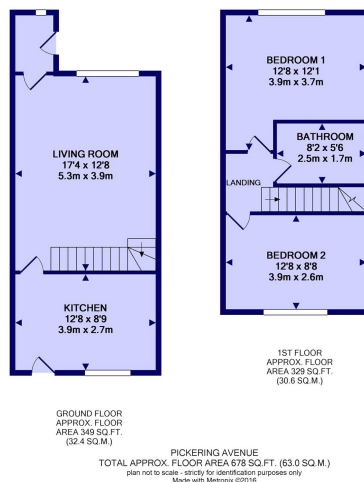


ManningStainton

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Sold with NO CHAIN, this two bedroom semi-detached property requires a full program of renovation and modernisation throughout. The property briefly comprises to the ground floor, entrance porch, living room leading into a dining kitchen. From the first floor landing there are two double bedrooms and bathroom. Outside, the property has a generous driveway with enclosed gardens to both front and rear. Pickering Avenue is a highly sought after residential area of Garforth and is within easy vehicular access to local shops as well further amenities on Garforth Main Street. There are highly regarded schools and sporting facilities including Garforth Academy, frequent transport links into Leeds City Centre with Garforth train station and excellent motorway links for those travelling further afield. An internal inspection of this delightful property is thoroughly recommended and can be arranged through our Garforth office.



### Directions

At the traffic lights at the top of Garforth Main Street turn right onto Aberford Road and proceed over the railway bridge. After the bridge take the fifth turning off on the right hand side onto Sturton Lane. Follow Sturton Lane and take the fifth turning on the left hand side into Braemar Drive. Turn second right into Pickering Avenue where the property will be indicated by our For Sale sign on the right hand side.

### Viewing

By appointment only through our Garforth branch

### Open 7 days a week

Mon, Tues, Thurs, Fri	9.00 - 5.30
Wednesday	9.45 - 5.30
Saturday	9.00 - 4.00
Sunday	11.00 - 3.00

### Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

# AWAITING EPC

