



36 Stonebridge Grove, Leeds, LS12 5AP

£850



Letsby Avenue are pleased to present this well-located 1-bedroom ground floor flat in the popular residential area of Farnley, LS12. The property is due to undergo refurbishment, offering a refreshed and modernised living space ideal for a single professional or couple. Featuring a spacious double bedroom, bright living area, fitted kitchen, and bathroom with shower over bath, this ground floor flat also benefits from gas central heating, double glazing, and on-street parking.

Situated close to local shops, schools, and excellent transport links, the flat provides easy access to Leeds city centre, the M62, and surrounding areas. Local amenities include supermarkets, takeaways, GP surgeries, and public transport routes, with Ryecroft Academy and Farnley Academy nearby. Early enquiries are encouraged—this is a fantastic opportunity to secure a well-located home in a sought-after area, with the added benefit of upcoming improvements.

