

Mike
Dobson



8 Athlone Rise

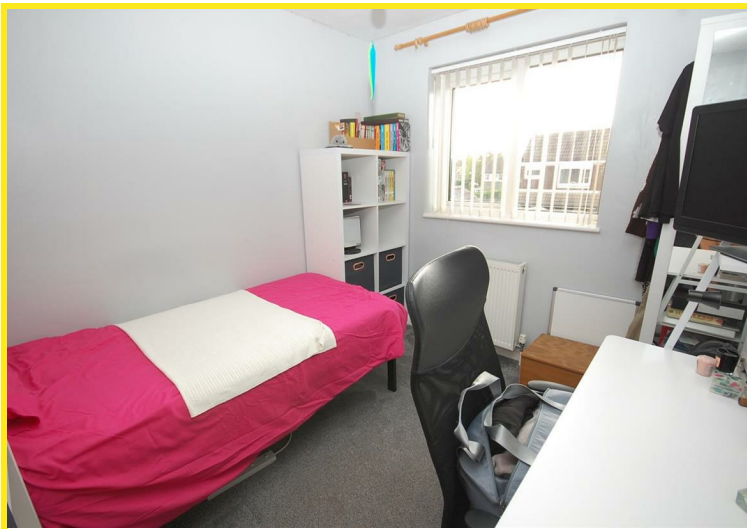
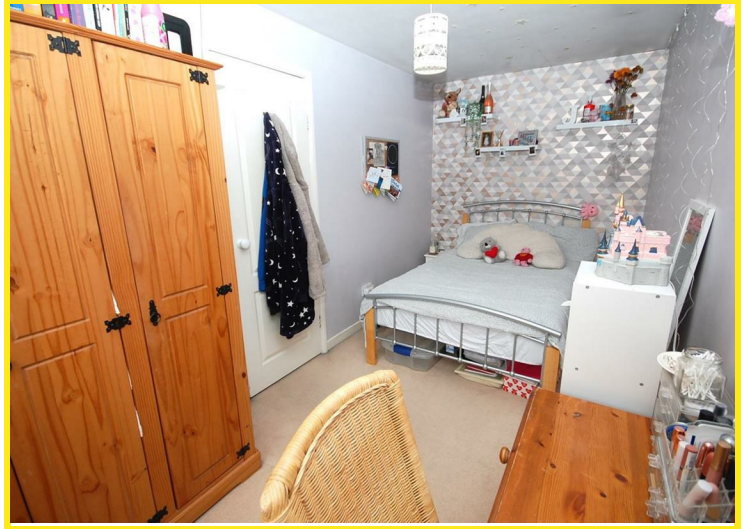
Garforth, Leeds, LS25 2LU

£300,000

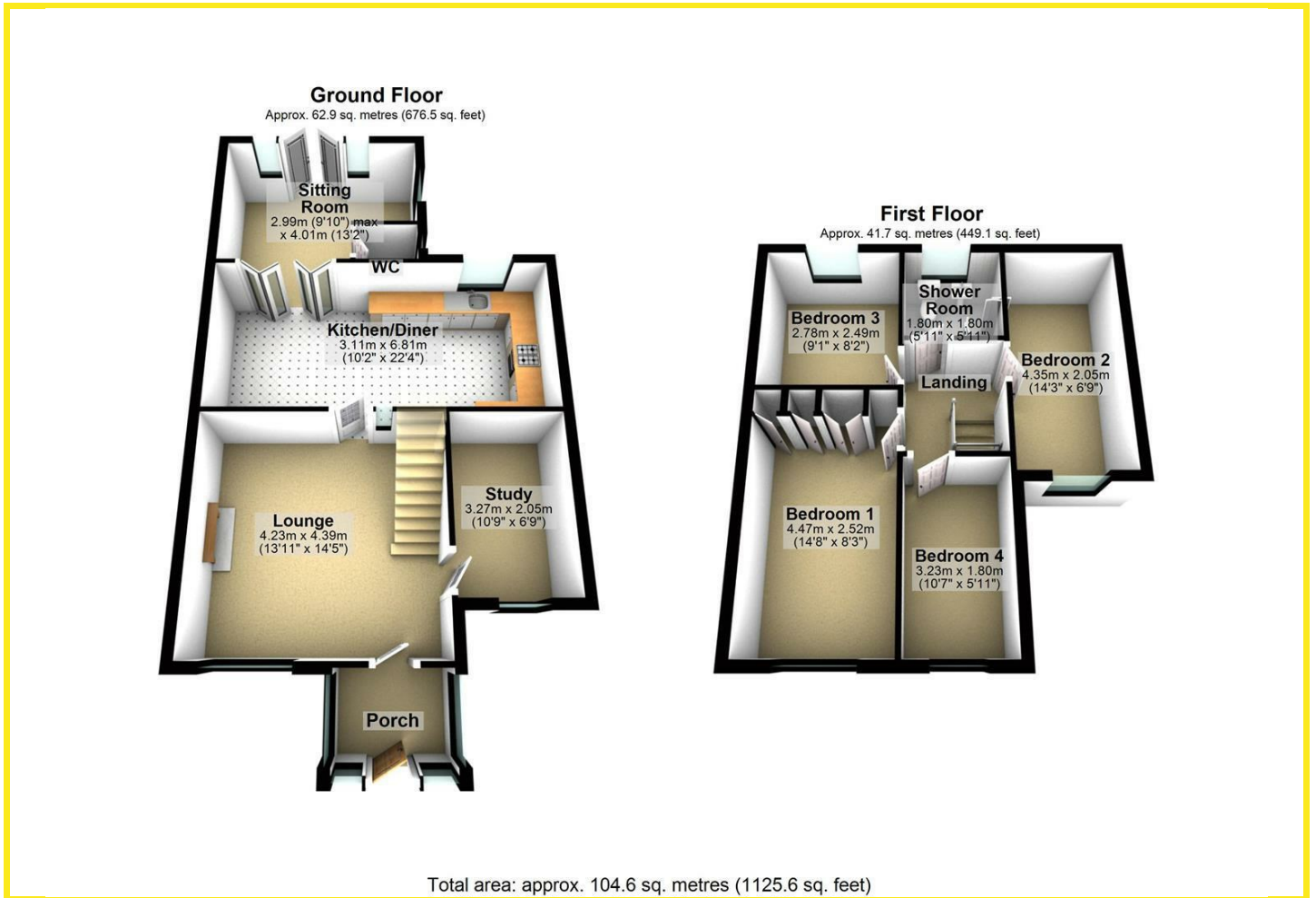
8 Athlone Rise

An opportunity has arisen to purchase this four bedroom semi-detached property, having been extended to create a larger kitchen, extra sitting room with ground floor WC, study and bedroom, situated in a quiet cul-de-sac in the popular area of East Garforth, having easy access to local amenities including walking distance to East Garforth train station. The spacious accommodation briefly comprises: entrance porch, lounge, large open plan kitchen/diner, sitting room, ground floor WC, study, four bedrooms to the first floor and shower room/WC. In addition, the property has PVCu double glazed windows including French doors from the sitting room to the rear garden, composite front entrance door, gas central heating with Worcester Bosch combination boiler having been serviced annually, feature fire surround to lounge with inset gas fire, fitted kitchen with four ring gas hob and extractor hood over, built in electric oven, space for fridge freezer and plumbing for washing machine, fitted wardrobes to the main bedroom and bedroom four over the bulkhead, modern three piece white shower suite comprising independent shower cubicle and vanity unit housing wash basin and concealed cistern low flush WC, loft access from the landing with pull down ladder being part boarded and having power and light. Outside, to the front of the property is off road parking for two cars and a lawned area. To the rear is a private and enclosed garden having a paved seating area, lawn, greenhouse and shed. The property also benefits from water taps to the front and rear and outside lighting to the rear. An early viewing is highly recommended.





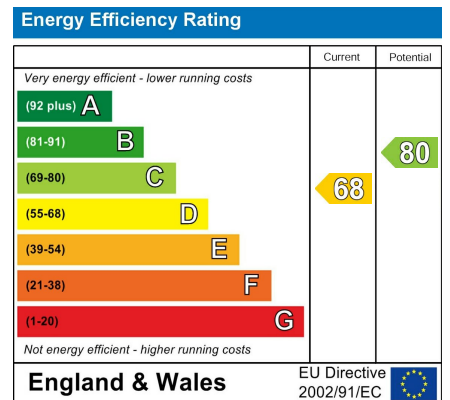
Floor Plan



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 fifth turning off on the right hand side on to Sturton Lane. Follow Sturton Lane, taking the seventh turn off on the left hand side on to Ludlow Avenue. Athlone Rise is then the second turning off Ludlow Avenue on the left 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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