

Mike  
**Dobson**



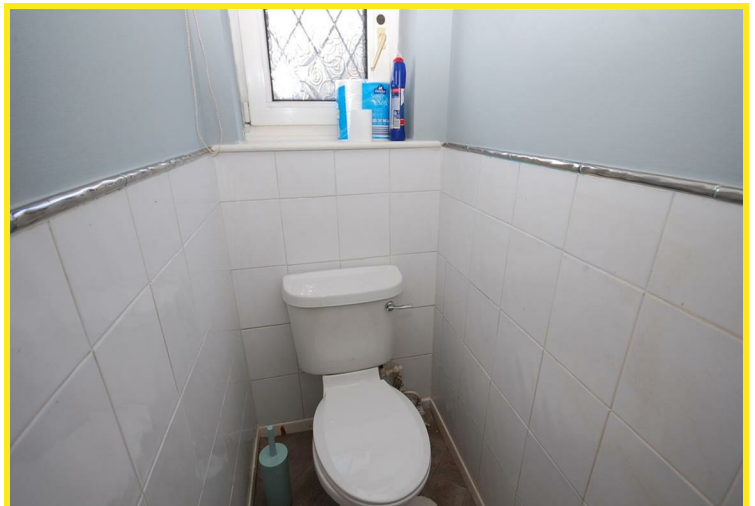
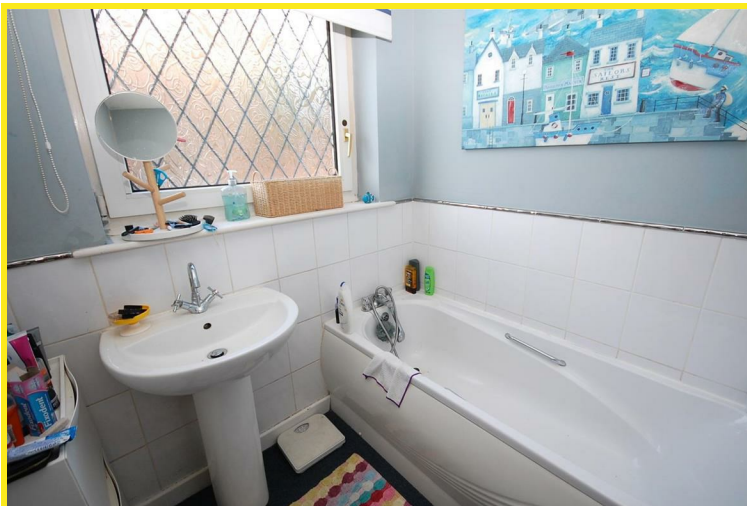
**106 Montague Crescent**  
Garforth, Leeds, LS25 2EH

**£230,000**

# 106 Montague Crescent

A two bedroom semi-detached property set on this popular estate within Garforth, having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, lounge, kitchen, two bedrooms, bathroom and separate WC. In addition, the property has PVCu double glazed windows and entrance door, gas central heating, fitted kitchen with provision for gas cooker, space for fridge freezer and plumbing for washing machine, feature fire surround to lounge with inset electric fire, two piece white suite to the bathroom comprising rectangular panelled bath with mixer shower taps and pedestal wash basin with a separate WC. There are also two handy storage cupboards to the entrance hall and loft access which is part boarded. Outside, to the front of the property is a garden with a variety of plants and shrubs. There is a driveway providing off road parking and leading to a detached single garage. The garden to the rear is mainly laid with lawn with a paved seating area and shed.

An early viewing is highly recommended.

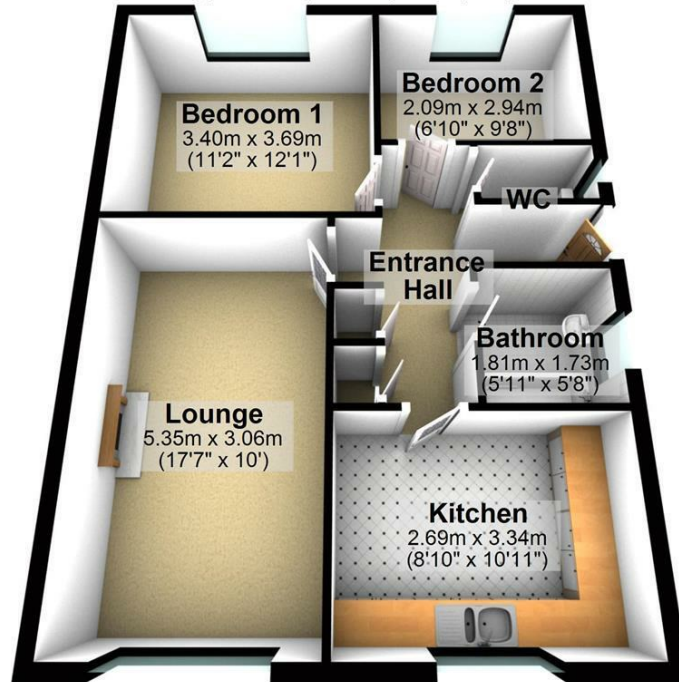




# Floor Plan

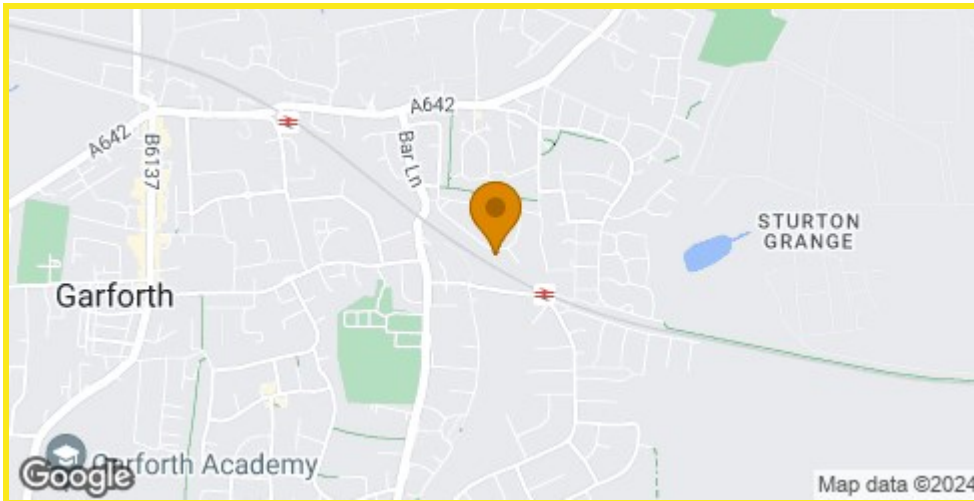
## Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 58.4 sq. metres (628.7 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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, then first left onto Bar Mount then right onto Montague Crescent and follow the road around where the property can be found on the right 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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