

Mike
Dobson



89 Ringway

Garforth, Leeds, LS25 1BZ

Offers Over £280,000

89 Ringway

Being offered with NO ONWARD CHAIN is this extended four double bedroom semi-detached property, situated on this popular estate in Garforth and having easy access to local shops, schools and public transport links, as well as the A1/M1 motorway. The accommodation briefly comprises: entrance vestibule, kitchen being open plan to dining room, lounge, four double bedrooms to the first floor along with shower room and separate WC. In addition, the property has PVCu double glazed windows and entrance doors, gas central heating with combination boiler, fitted kitchen, ample storage space throughout the property and an access point to the loft from the landing with pull down ladder and having plenty of storage space.

Outside, to the front of the property is a low maintenance garden being mainly paved for parking with raised shrub beds and mature conifers. To the side is a driveway and car port providing parking for three cars and a storehouse housing the boiler. To the rear is a paved seating area with steps leading to a lawned area with a variety of plants and shrubs to the borders and a further paved area to the top with a shed.

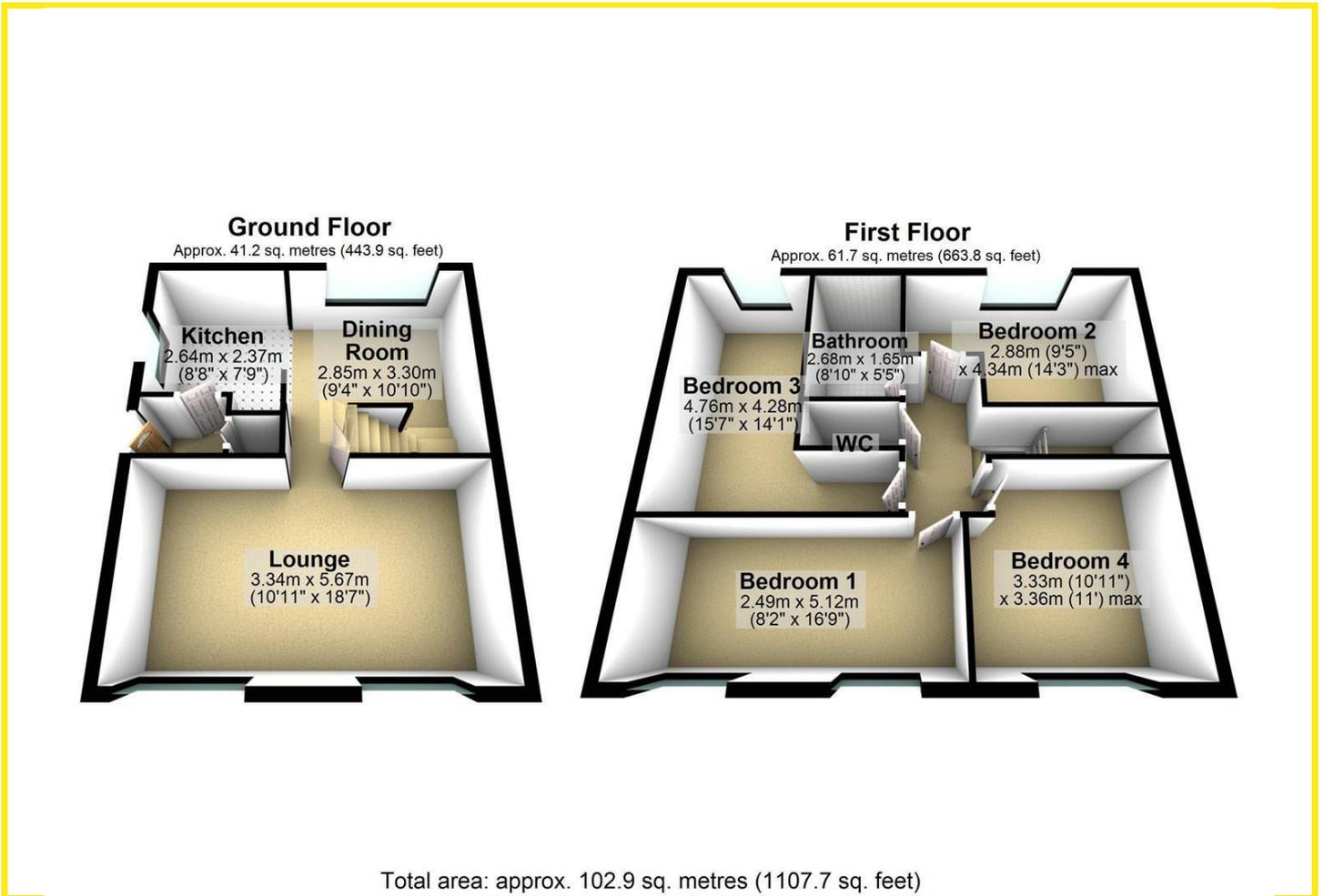
This property was owned by the well known local artist Rex Ripley who famously designed the Yorkshire Television Logo, a golden chevron in 1967, from this very house. He purchased the house from new and it has been a much loved family home since.

The property does require modernisation and an early viewing is highly recommended to appreciate the accommodation on offer.





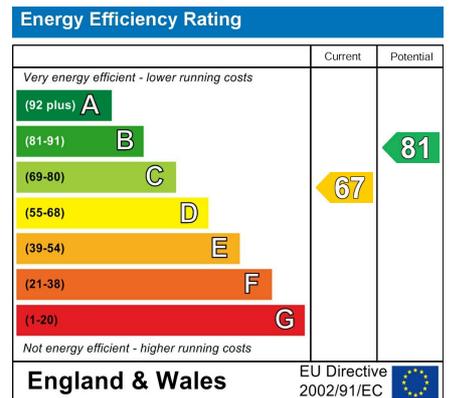
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by the Community College. Ringway is the first turning off Lidgett Lane on the left hand side. Alternatively at the Old George roundabout at the junction of the A63 and A642 turn towards Garforth on the A642. From this direction Ringway is the first turning off on the right hand side.

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