

Mike
Dobson



16 Coupland Road
Garforth, Leeds, LS25 1AD

£145,000

16 Coupland Road

Public Notice

16 Coupland Road, Garforth, LS25 1AD

We are acting in the sale of the above property and have received an offer of £139,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - E

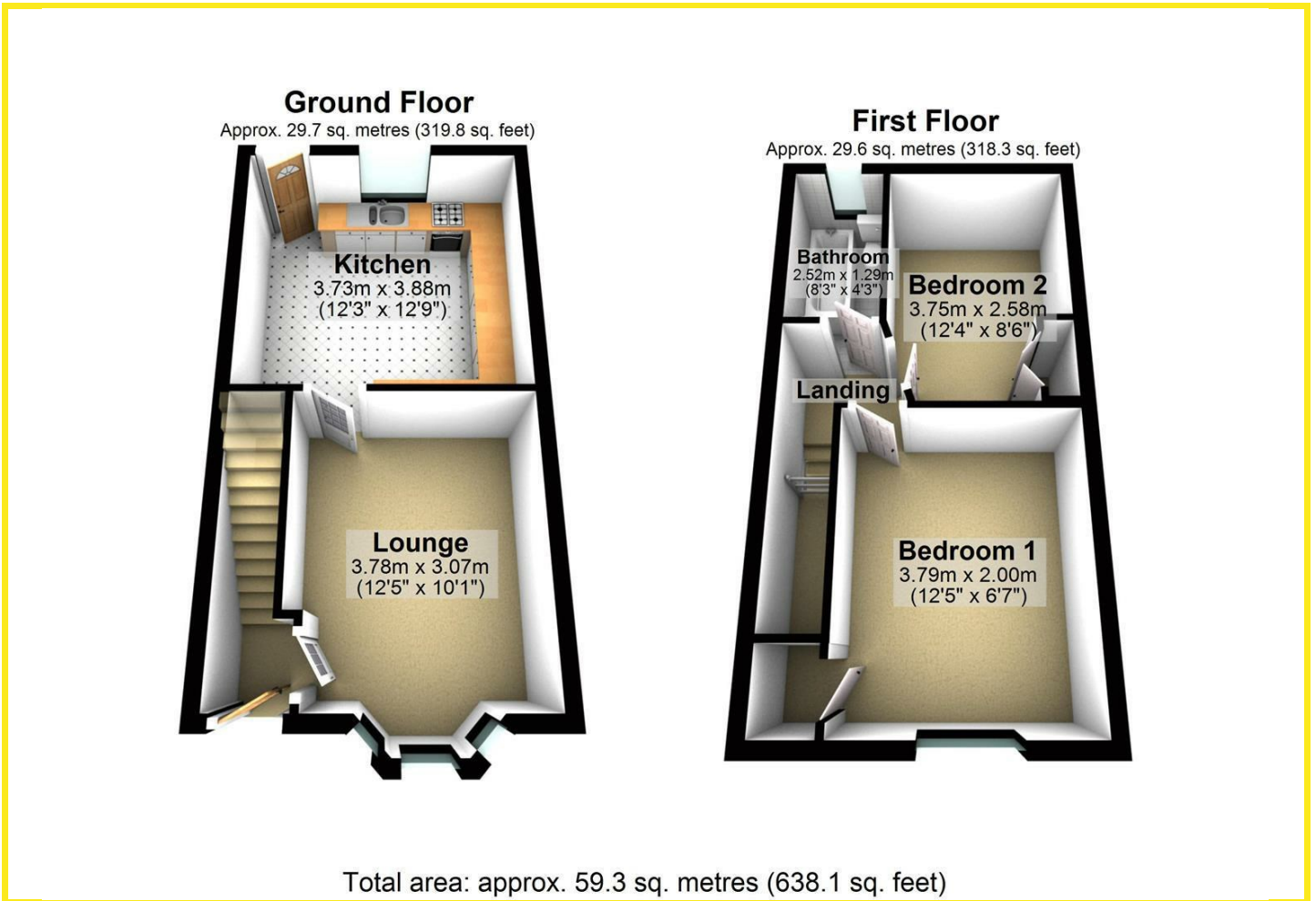
A three bedroom end terrace property situated just off Garforth Main Street and so having easy access to all local amenities and schools, as well as the A1/M1 motorway. The accommodation briefly comprises: entrance vestibule, lounge, kitchen/dining room, cellar, first floor landing leading to two bedrooms and bathroom/WC. In addition, the property has PVCu double glazed windows and entrance doors, gas central heating with boiler located in kitchen, fitted kitchen with units to high and low levels, four ring gas hob and electric oven, over stairs storage cupboard to the main bedroom, fitted wardrobes to the second bedroom housing the water tank, three piece white bathroom suite comprising rectangular panelled bath with shower over, pedestal wash basin and low flush WC. Outside, to the front of the property is a small buffer garden. To the side is off road parking leading to a detached single garage and the rear garden which has paved and pebbled seating areas.

Please not all services/appliances have not and will not be tested - the property is sold as seen. EPC rating 53 with a potential to be 85





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Garforth office turn right on to Main Street. Continue along with Coupland Road is the first turn left.

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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