

Mike
Dobson



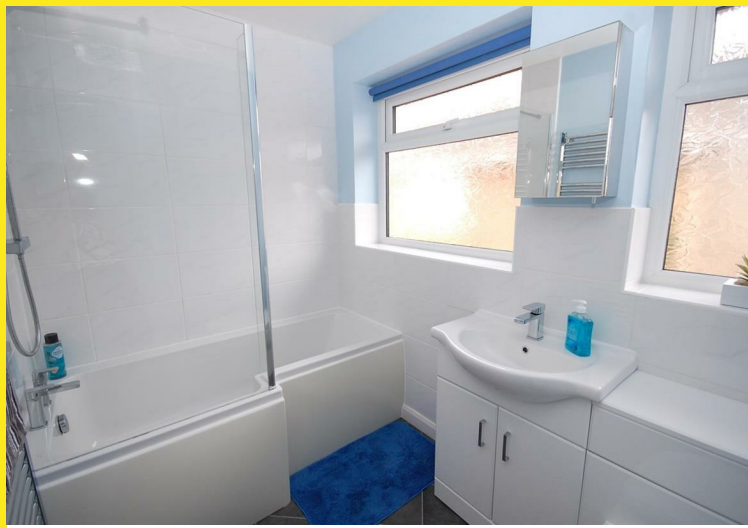
9 Lindsay Road
Garforth, Leeds, LS25 1JQ

£380,000

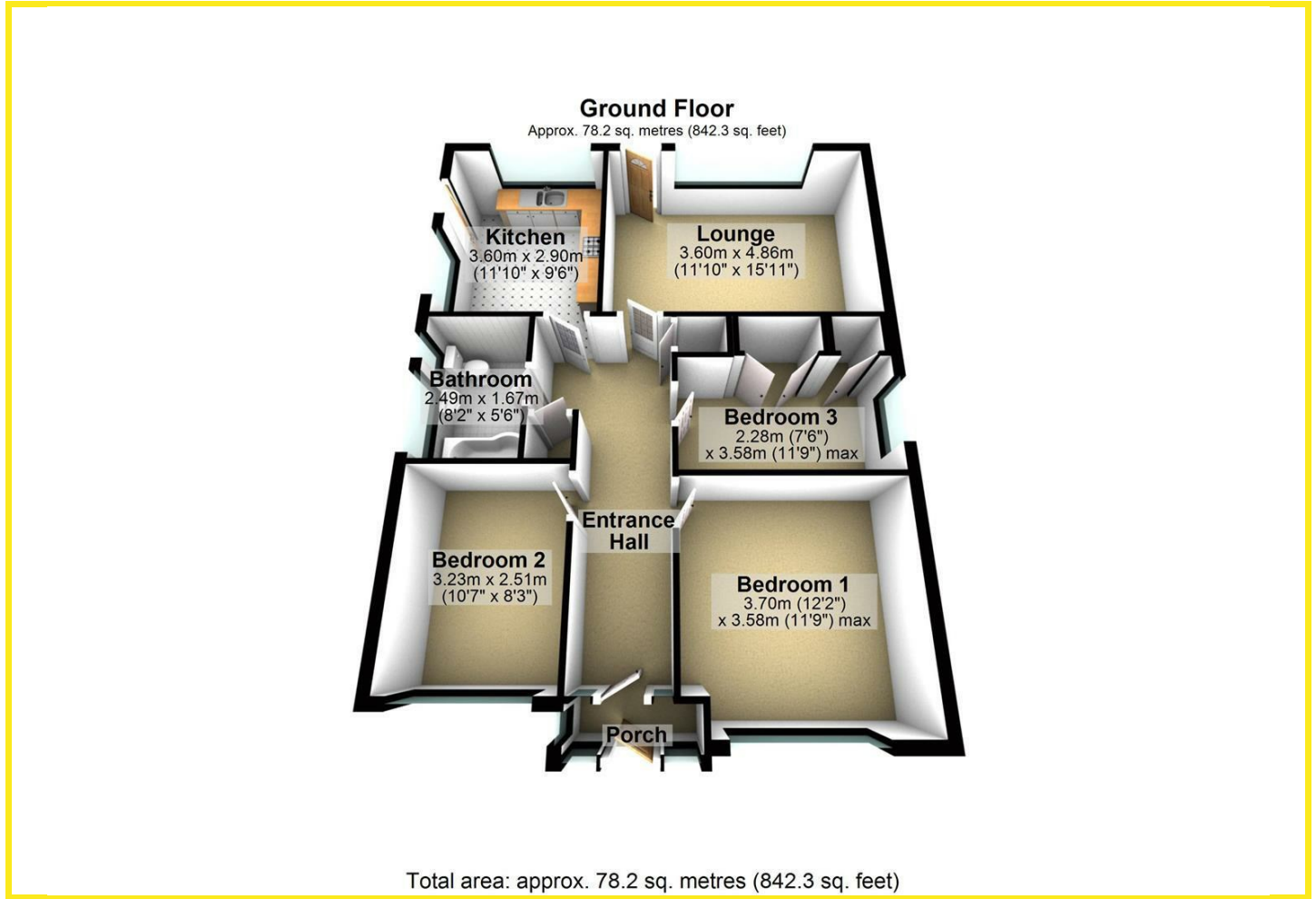
9 Lindsay Road

Mike Dobson Estate Agents are pleased to bring to the market this recently re-furbished and immaculately presented three bedroom detached bungalow, sitting on a generous size plot on the popular Grange Estate and having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, re-fitted kitchen/diner, lounge, three bedrooms and re-fitted bathroom/WC. In addition, the property has newly fitted PVCu double glazed windows and entrance doors, new internal doors, gas central heating with Worcester Bosch combination boiler (located in the cupboard in the hallway) and new radiators fitted throughout, modern re-fitted kitchen with shaker style cupboards to high and low levels, four ring induction hob with extractor chimney hood over, built in electric oven, integrated washing machine and space for fridge freezer, storage cupboard to the third bedroom, access point to the loft in the hallway with pull down ladder, being part boarded and having a light, modern re-fitted bathroom suite being part tiled to the walls and comprising P shaped bath with shower over and side screen, vanity unit with wash basin and concealed cistern low flush WC. The property also benefits from being fully re-plastered throughout to both walls and ceilings, a full re-wire and new guttering externally. Outside, to the front of the property is a low maintenance garden being mainly laid with pebbles and having planting areas. A driveway provides off road parking for numerous cars and leads to a detached single garage with up and over door. To the rear is a private and enclosed garden having paved seating area and lawn. We highly recommend viewing early to appreciate the accommodation on offer and to avoid missing out.





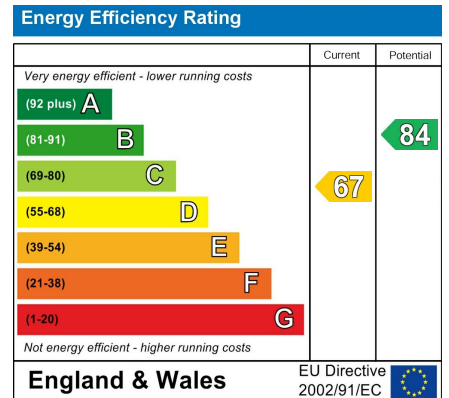
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From Garforth Main Street turn left onto Church Lane between the Library and the Medical Centre. Follow Church Lane and take the second right on to Grange Avenue. Follow Grange Avenue to the T junction and turn left on to Lindsay Road.

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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