

Mike
Dobson



43 Flats Lane

Barwick In Elmet, Leeds, LS15 4LJ

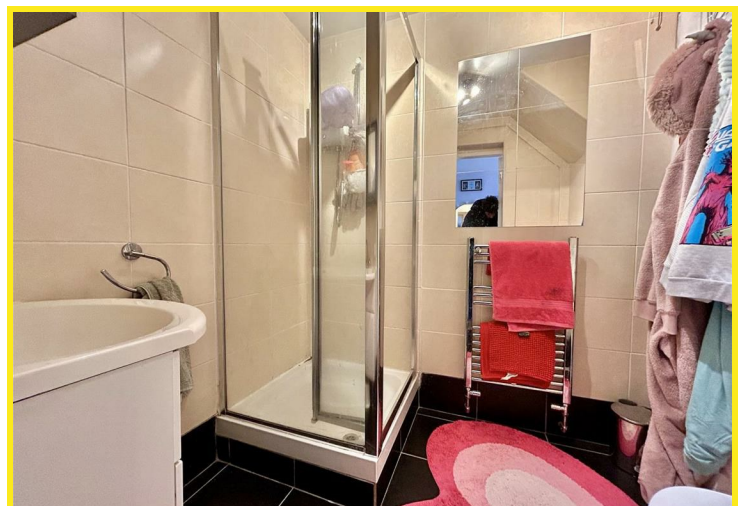
£310,000

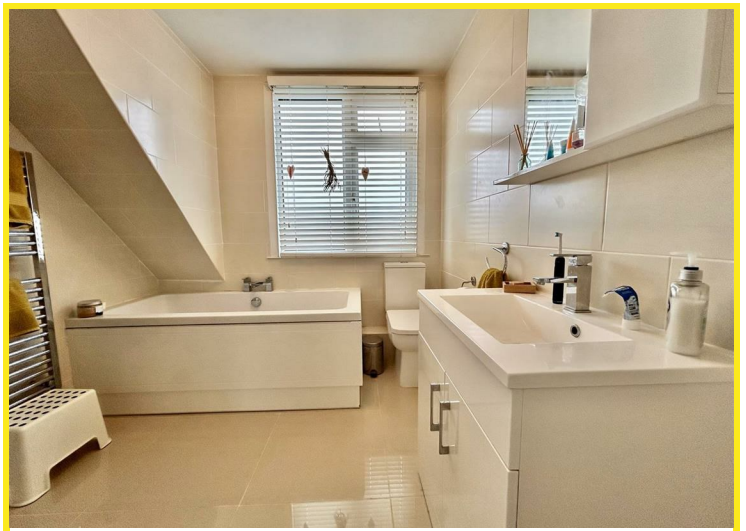
43 Flats Lane

**** NO CHAIN ****

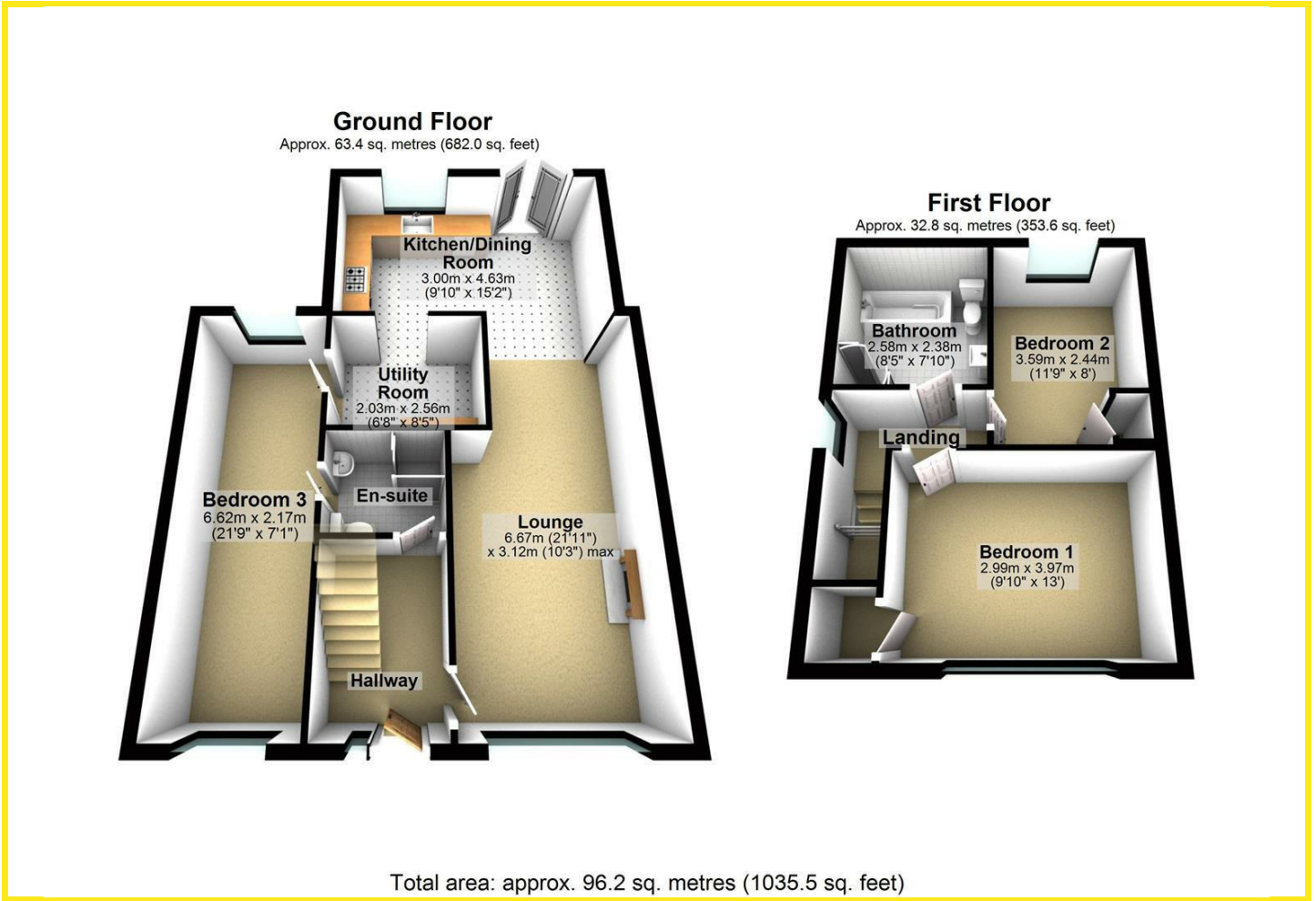
An opportunity has arisen to purchase this extended three bedroomed semi-detached house, situated in this sought after village. The accommodation briefly comprises Entrance hallway leading to a spacious through lounge, open plan to dining kitchen, utility room, and bedroom three with en-suite shower room, the first-floor landing leads to two further double bedrooms and family bathroom. In addition, the property has gas central heating with combination boiler (still under warranty), PVCu double glazed windows and composite front entrance door, modern fitted dining kitchen have a good range of units, wood work surfaces and Belfast sink, provision for gas range with extractor over and PVCu double glazed French doors to the rear garden, modern fitted en-suite having shower cubicle, vanity basin with cupboard below and a low flush WC, the house bathroom also has a fully tiled four piece white suite with panelled bath, shower cubicle, large vanity basin with cupboard below and a low flush WC. Externally the front of the property is block paved with a corner flower bed and can provide off road parking for up to three cars. The private and enclosed rear garden has a paved patio seating area with lawned garden leading to a further paved area to the top, the borders have a variety of mature shrubs. In addition, the property has a garden shed, lighting and water tap.

Barwick In Elmet is a popular location offering many local attractions & amenities close by, there is a selection of schools for all ages, local parks & excellent shopping facilities at Garforth, Crossgates and The Springs at Thorpe Park. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route. Crossgates and Garforth offers a train station and good bus routes to the city and surrounding areas.





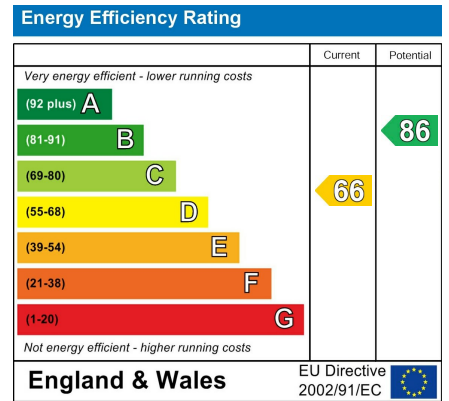
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the direction of Garforth enter the village of Barwick-in-Elmet on Long Lane. Follow Long Lane and then turn left on to Gascoigne Avenue. Proceed to the end of Gascoigne Avenue on to Flats Lane.

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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