

Mike
Dobson



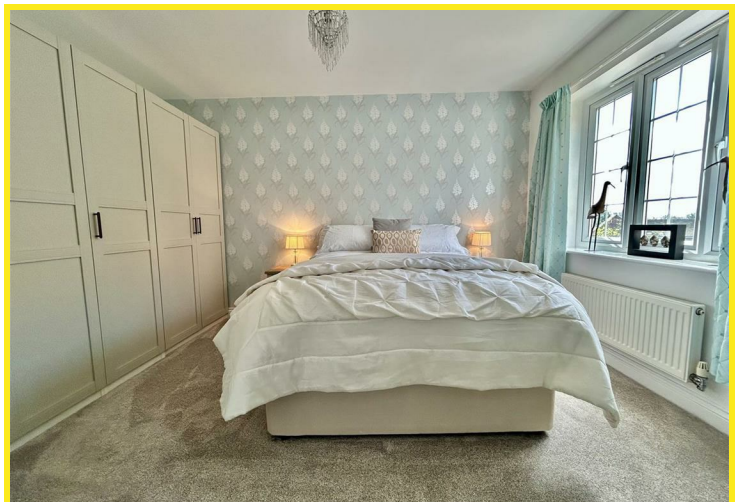
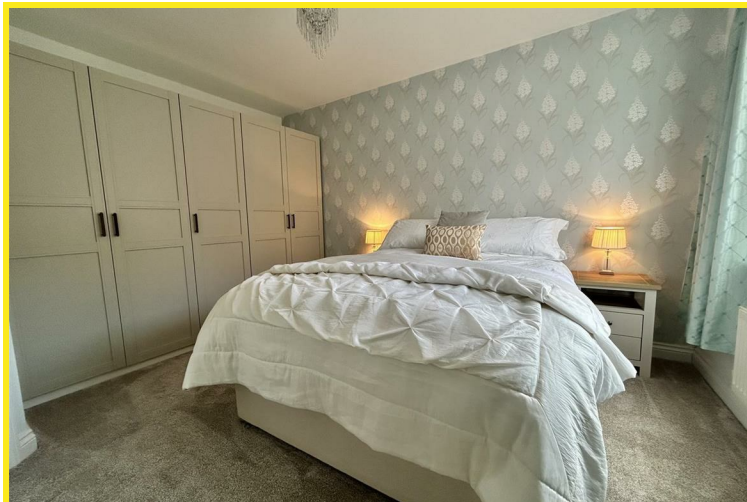
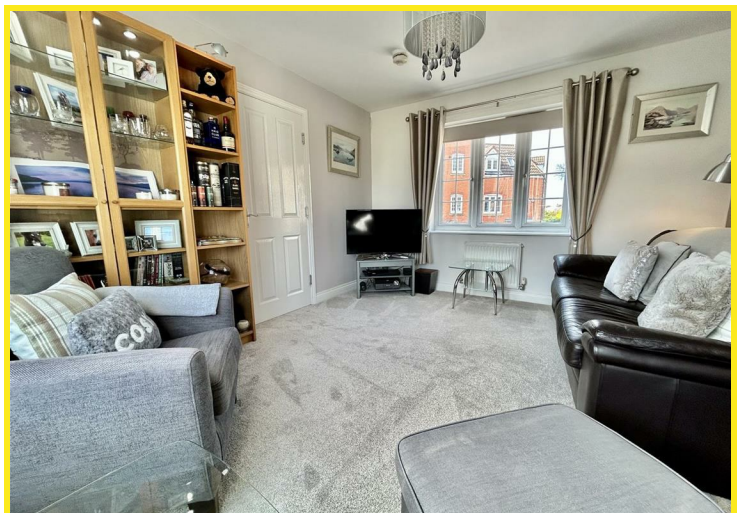
19 Scholars Gate
Garforth, Leeds, LS25 1BF

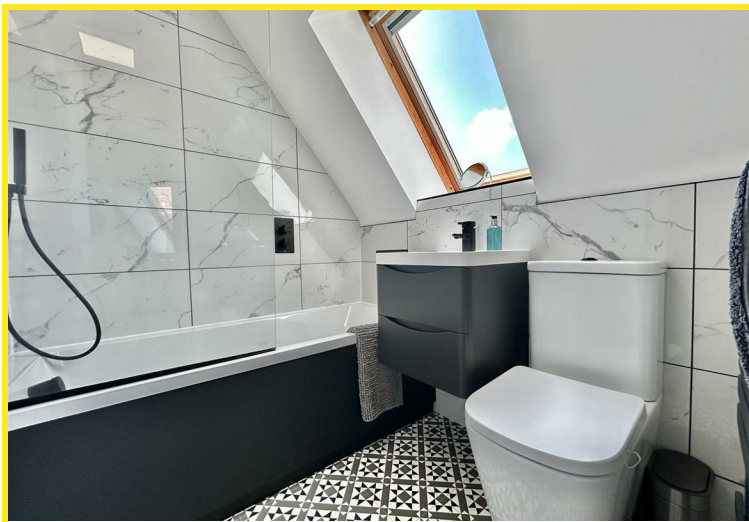
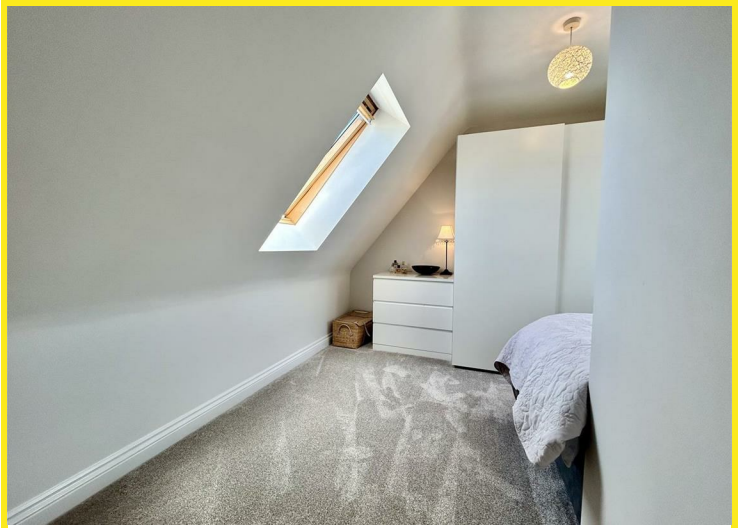
£315,000

19 Scholars Gate

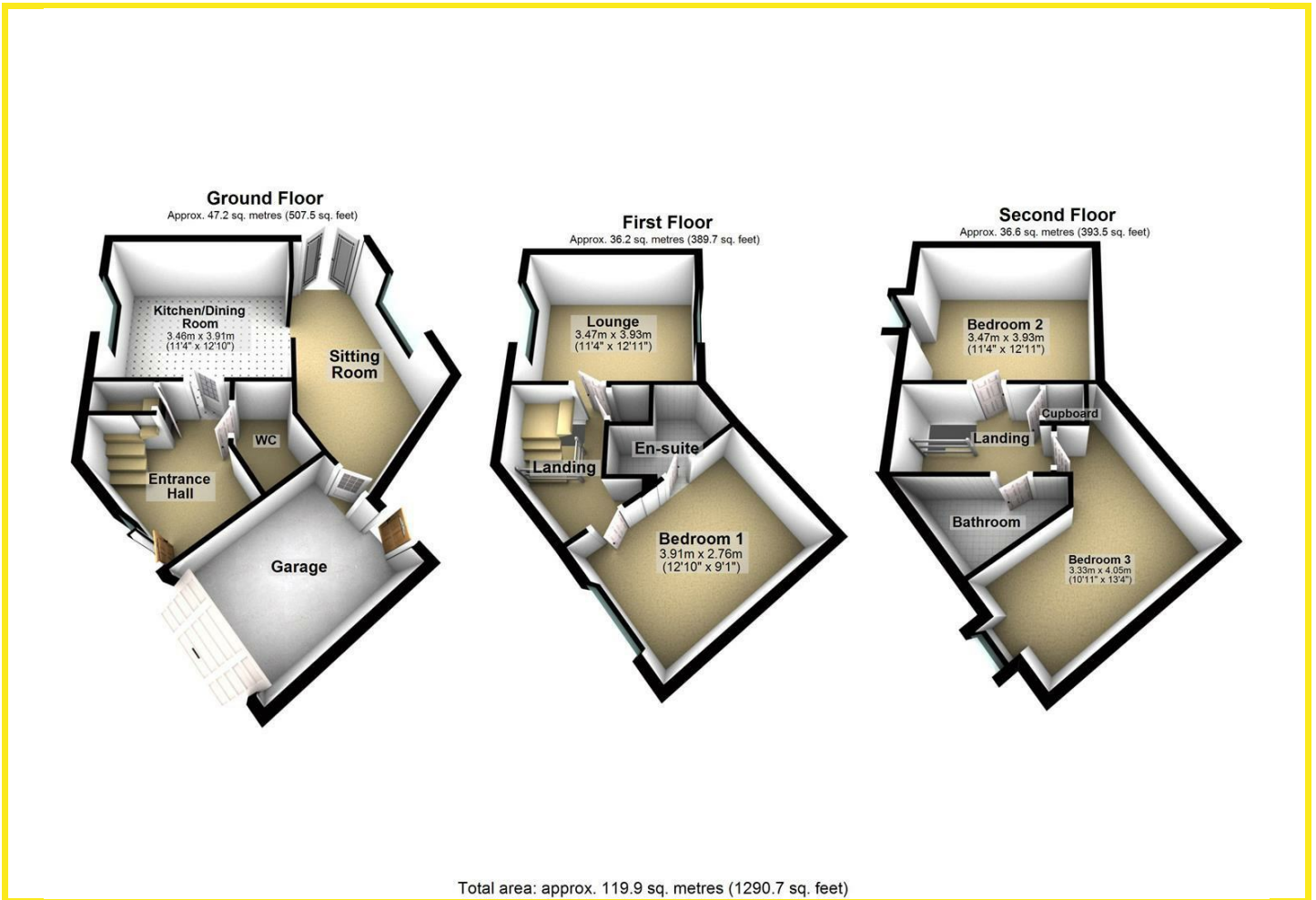
We are delighted to offer for sale this immaculately presented three-bedroom extended end town house, situated on this popular development in Garforth. The property is within walking distance to local shops, schools (including Garforth Academy) and public transport links as well as having easy access to the A1/M1 motorway. The accommodation, which is spread over three floors, briefly comprises: entrance hall, ground floor WC, kitchen/dining room, extended off the kitchen to provide a lovely sitting room which has French door to the rear garden, the first floor landing leads to a lounge and the main bedroom which has an en-suite shower room, two further double bedrooms to the second floor and family bathroom. In addition, the property has PVCu double glazing, gas central heating with the boiler being located within a kitchen cupboard. Modern fitted kitchen having quartz work surfaces with a range of integrated appliances to include five ring gas hob and extractor over, built in electric double oven, microwave, washing machine, dishwasher, and fridge freezer. Three-piece white bathroom suite to the family bathroom comprising rectangular panelled bath with rainwater shower over and mixer shower taps, vanity wash basin with drawers below and low flush WC. A three-piece white suite to the en-suite comprising independent shower cubicle, pedestal wash basin and low flush WC. Outside, to the front & side of the property is a pebbled area with inset shrubs. There is an off road parking space to the front which leads to an integral garage having power and lighting. A timber gate provides access to the fully enclosed rear garden having a paved seating area, lawned garden and raised shrub beds to the borders.

An early viewing is highly recommended to fully appreciate this lovely family home.

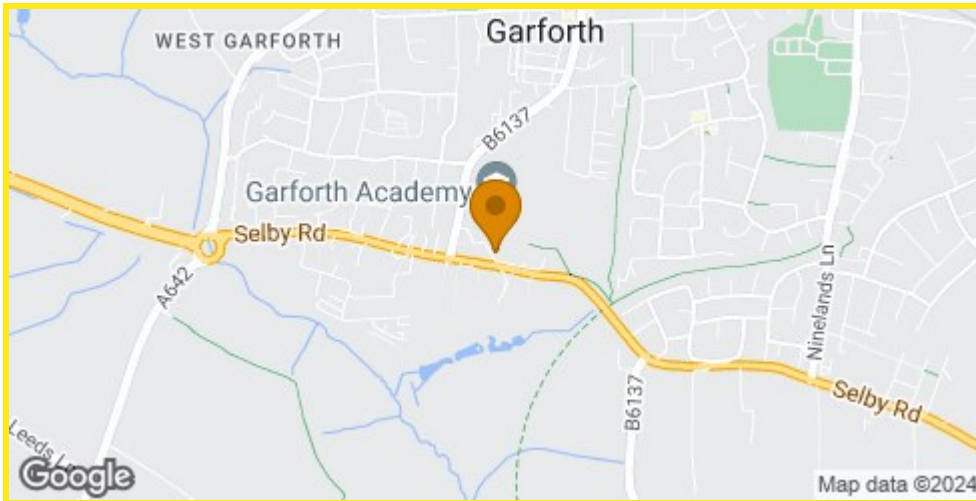




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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 left and proceed along Main Street which turns into Lidgett Lane. After Garforth Academy turn left down Scholars Gate where the property can be found

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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