

Mike  
**Dobson**



**2 Appleby Lane**

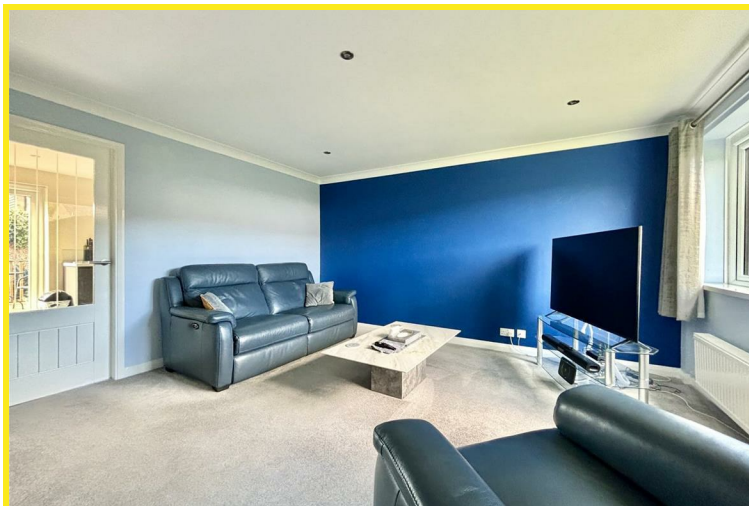
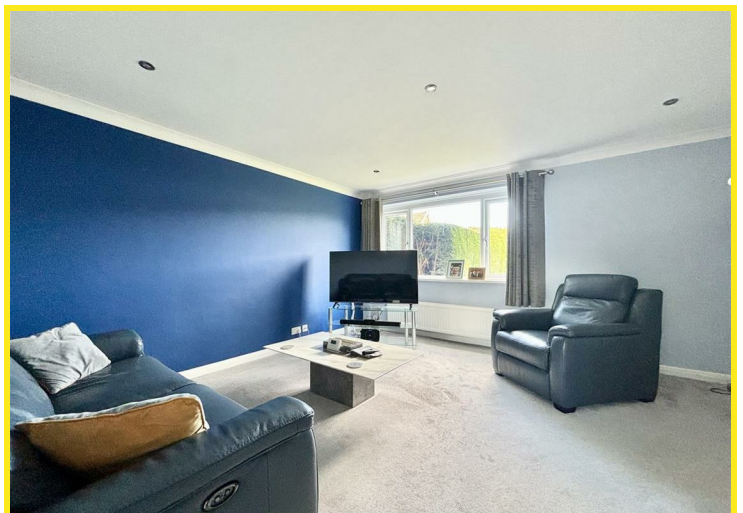
Garforth, Leeds, LS25 2LT

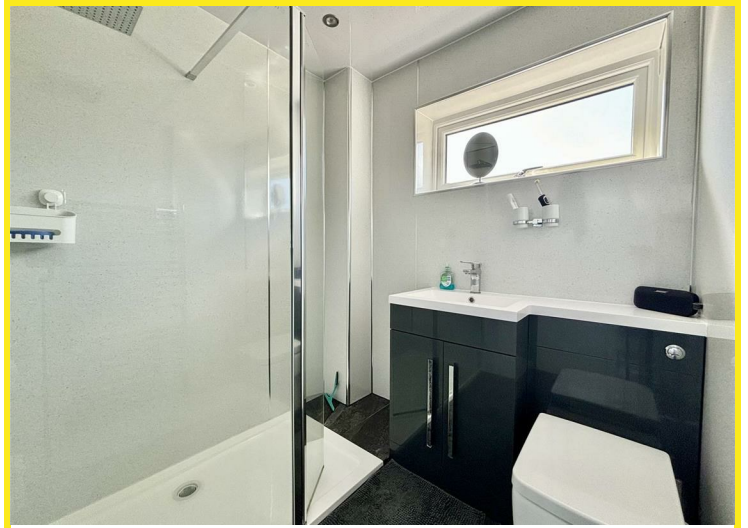
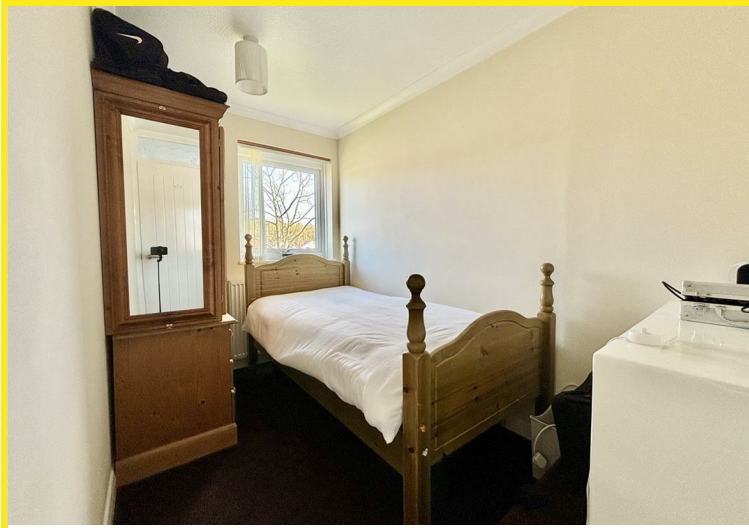
**£300,000**

## 2 Appleby Lane

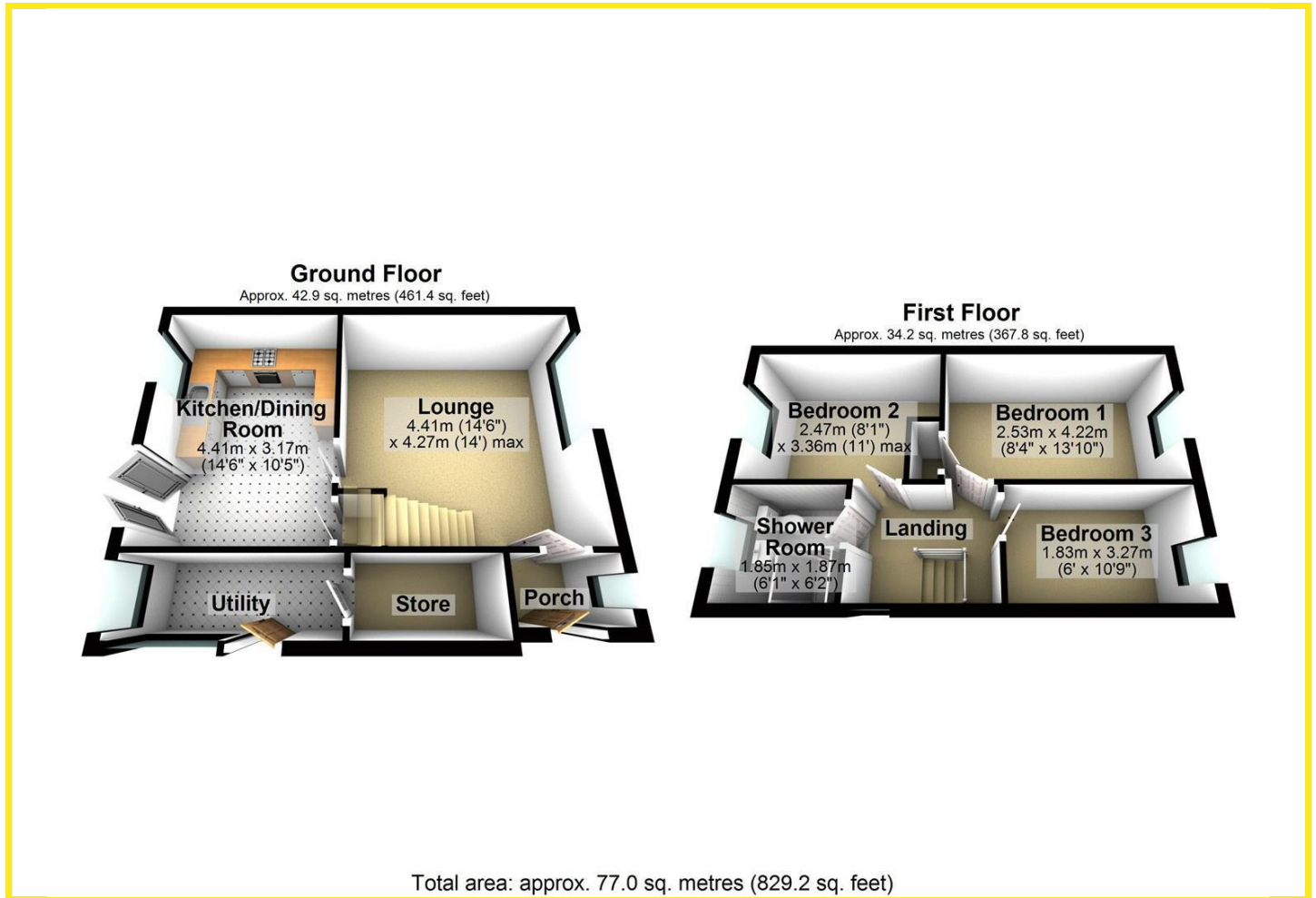
An opportunity has arisen to purchase this well presented three bedroom semi-detached property, situated on a large corner plot with private gardens to three sides, and having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance porch, lounge, kitchen/diner, utility and store room accessed externally, three bedrooms to the first floor along with shower room/WC. In addition, the property has PVCu double glazed windows and entrance doors, including French doors from the kitchen/diner, modern fitted kitchen with units to high and low levels, a range of integrated appliances to include four ring induction hob, electric oven, fridge freezer and dishwasher, utility room accessed externally with plumbing for washing machine and space for dryer, handy storage cupboard to the main bedroom, modern three piece white shower suite comprising walk in double shower cubicle, vanity unit with wash basin and concealed cistern low flush WC. Outside, to the rear of the property a driveway provides off road parking and leads to a detached single garage with up and over door, power and light. A gateway provides access to the garden with lawn to the front and side, a paved seating area and a decked seating area with remote control awning to provide a covered seating area when needed.

An early viewing is highly recommended.

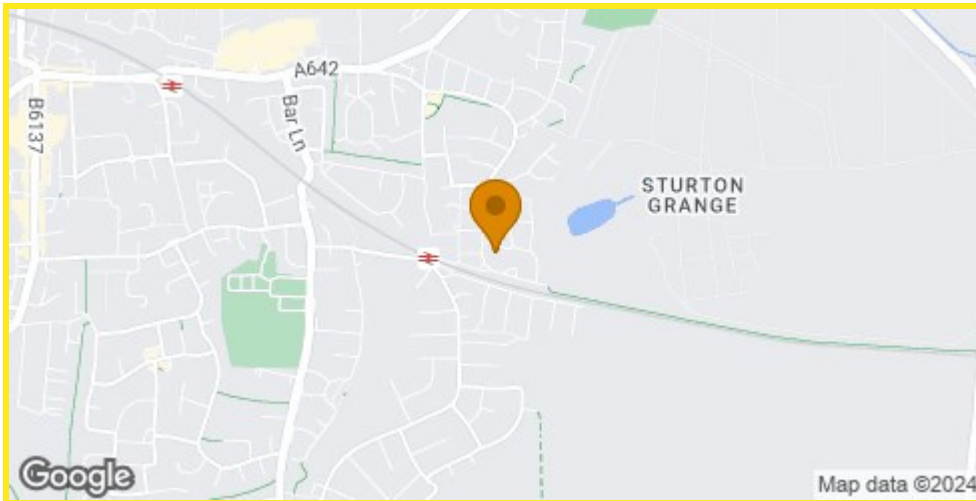




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Office on Main Street turn right and continue ahead to the top of Main Street, Garforth. At the traffic lights turn right onto Aberford Road and proceed ahead, over the railway bridge and then take the continue along. Take the right fork on to Sturton Lane and New Sturton Lane. Take the seventh turn left on to Ludlow Avenue and then turn right on to Appleby Lane where the property can be found on the right hand side as indicated by the agents board.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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