

Mike
Dobson



5 Manley Court

Garforth, Leeds, LS25 2HY

£375,000

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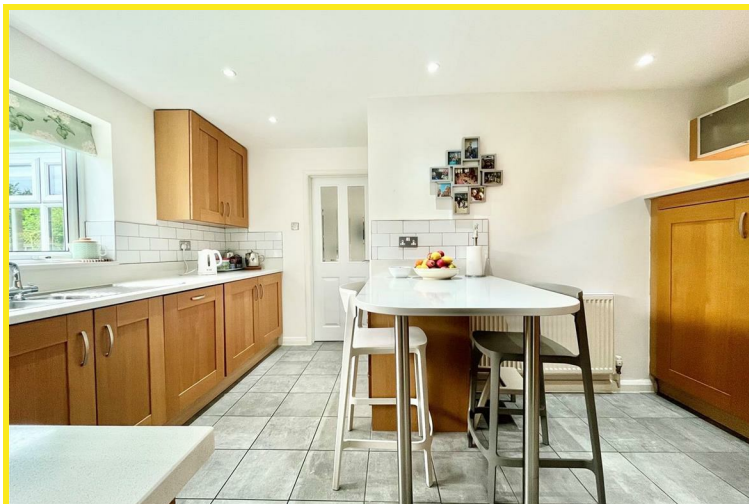
Mike Dobson's are delighted to sell a 3/4 bedroom extended larger style semi-detached house located at the head of a cul-de-sac on the sought after 'Longmeadows' in Garforth.

The accommodation briefly comprises entrance porch, study/bedroom 4, lounge, dining area, kitchen, inner hallway, play room, shower room, first floor landing, bedroom 1, 2, 3 and bathroom/W.C. inc bath and shower.

In addition the property has PVCu double glazed windows and entrance doors, gas fired central with condensing Rehema boiler, extensive fitted kitchen with integrated fridge, freezer, microwave, electric double oven, 5 ring gas hob with extractor above & dishwasher with the added benefit of having plumbing for washing machine and space for an externally vented dryer. To the first floor, bedroom 1 has fitted wardrobes with hanging & shelving inside, vanity unit and matching bedside cabinets and bedroom 2 and 3 having recessed storage cupboards and an airing cupboard.

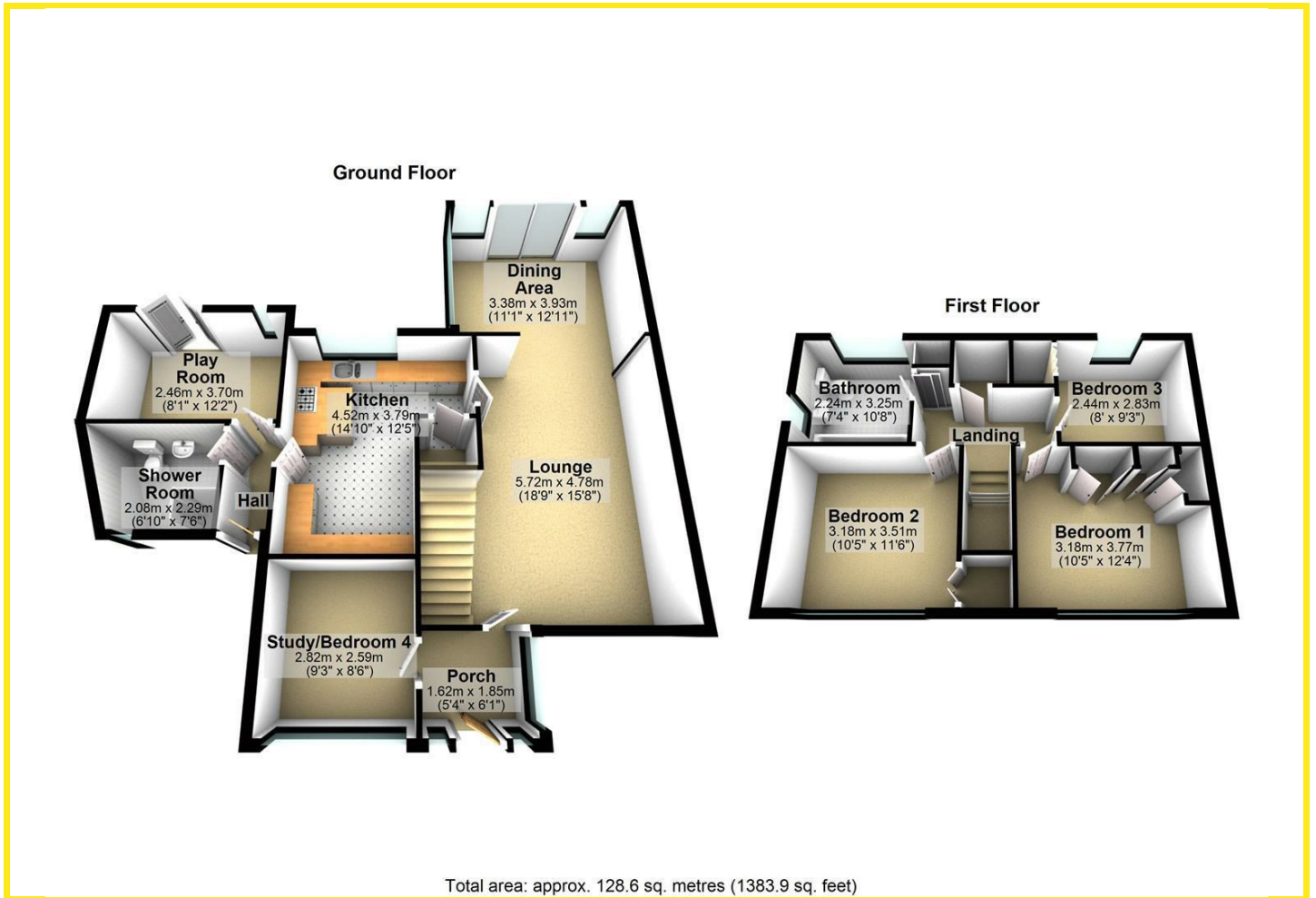
Externally, to the front of the property is a lawned garden with a long paved driveway providing off road parking for a minimum of two vehicles and an EV charging point. A wrought iron gates provides access down the side of the property in to a fully enclosed private garden having a lawn, plants, shrubs and trees. You will also find a handy timber garden shed, summerhouse, outdoor lighting and power.

The property is within easy reach of shops, recreational facilities. and good primary and high schools. Garforth itself is ideally place for commuting into leeds and is near the M1/A1 for daily travel.

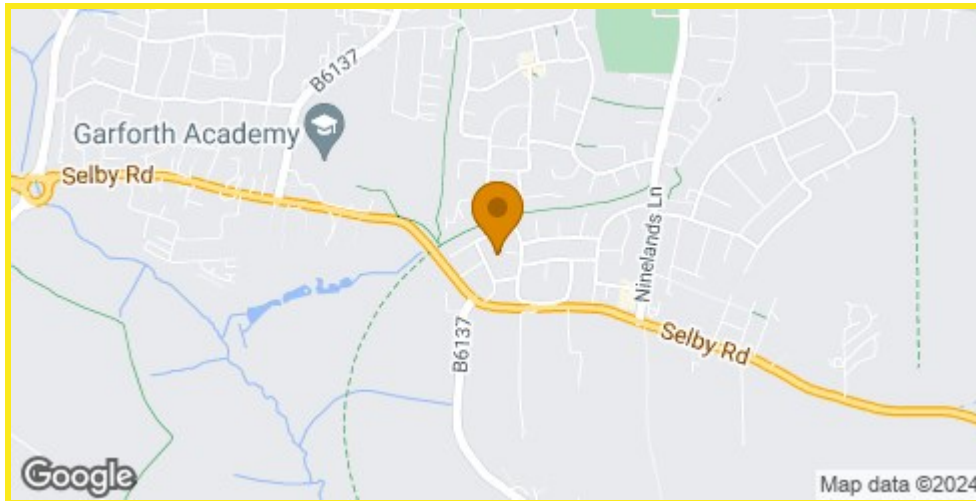




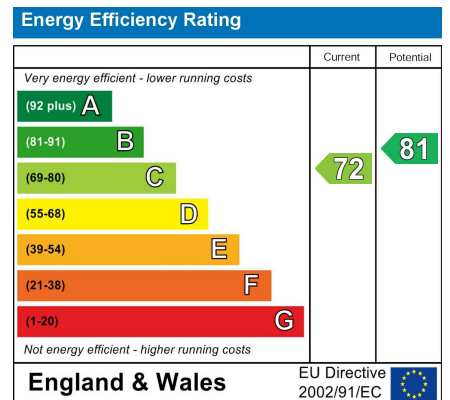
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth at the traffic lights on to Ninelands Lane by the Fire Station. Continue on Ninelands Lane and take the second turning left onto Longmeadows. Once on Longmeadows, take the first turning right on to Arran Court. At the junction, turn left on to Cotswold Drive, taking the first turning right on to Manley Court.

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>