

Mike
Dobson



26 The Oval

Garforth, Leeds, LS25 2EX

Offers Over £200,000

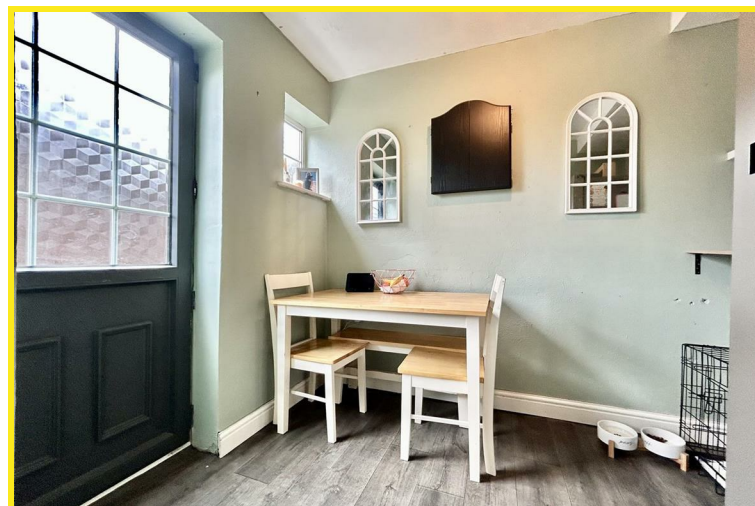
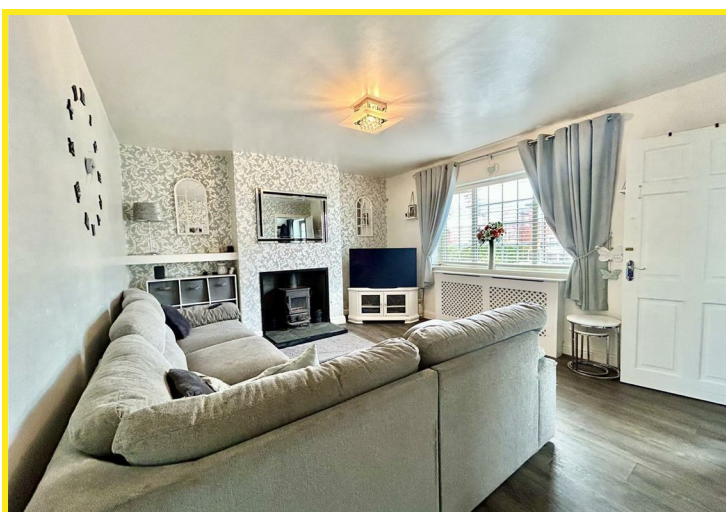
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A three bedroom end-terraced house located towards the East of Garforth which is ideal for a first time buyer.

The accommodation briefly comprises lounge, kitchen, dining area, first floor landing, bedroom one, bedroom two, bedroom three, and bathroom/W.C.

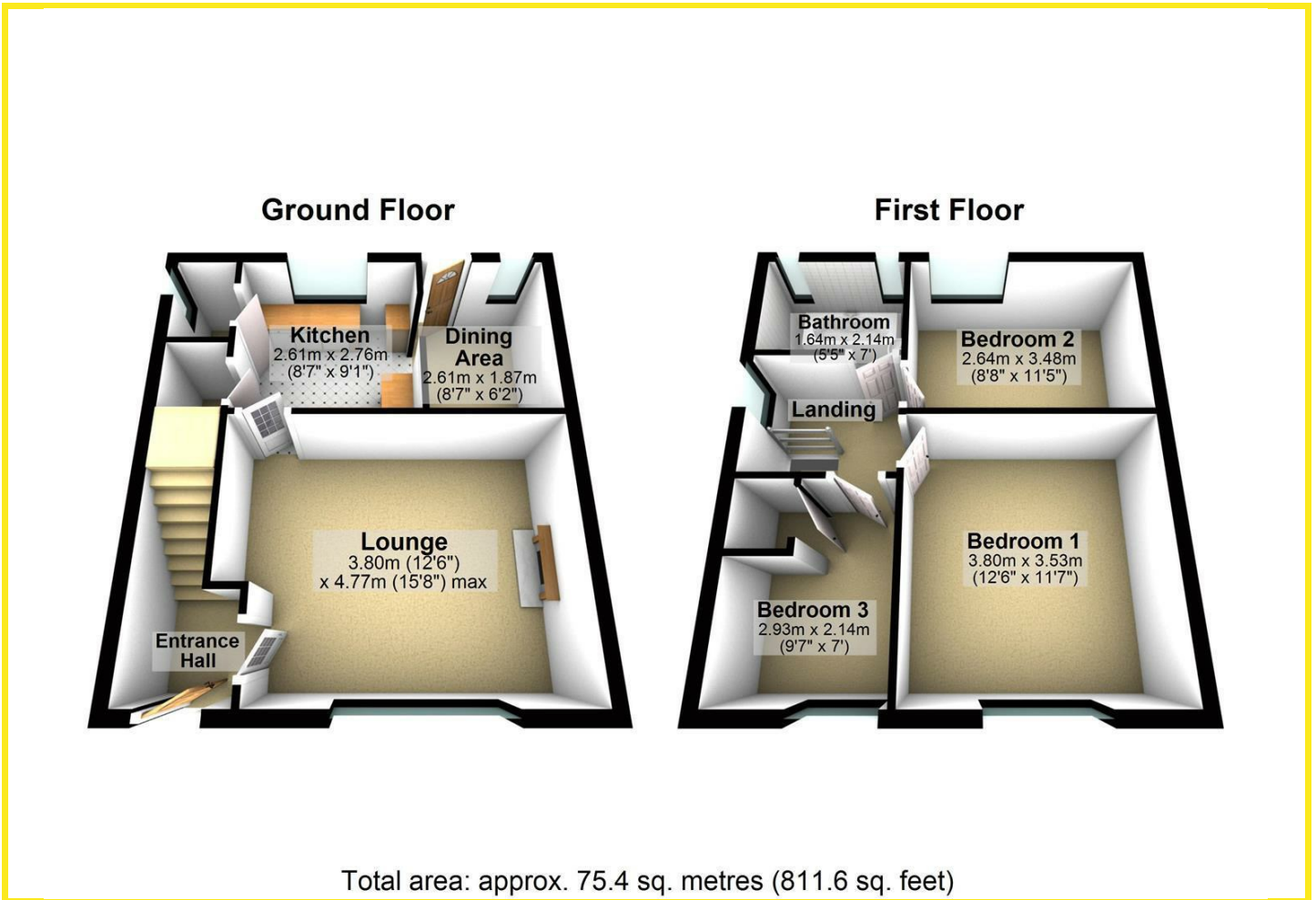
In addition the property has PVCu double glazed windows and entrance doors, gas fired central heating with combination boiler installed approximately 5 years ago, kitchen with space for oven, space for fridge/freezer, plumbing for washing machine & space for dryer in separate cupboards, and storage cupboard to bedroom 3 over the bulkhead.

Externally, to the front of the property is a low maintenance garden having paved and stones. There is a long driveway providing ample off-road parking and leads to a detached garage with electric and side access door. To the rear of the property is a fully enclosed low maintenance garden with cooking area.

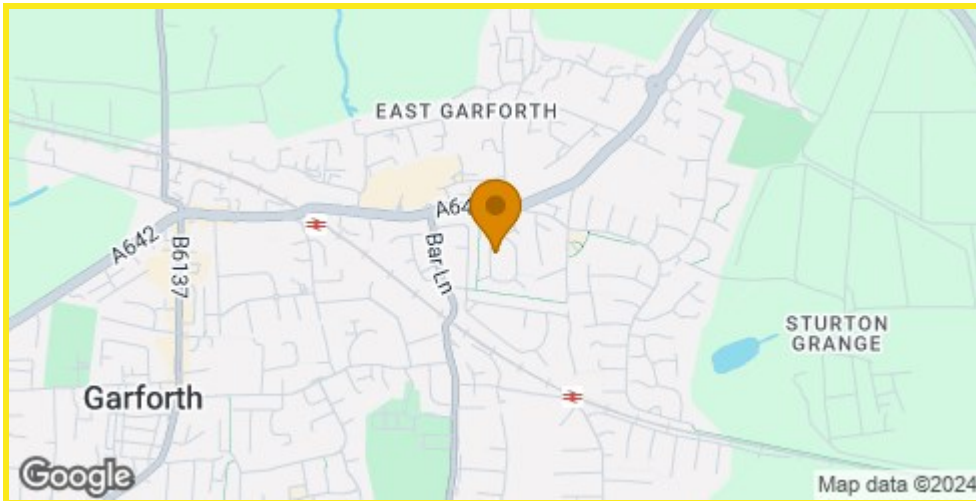




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the fourth turning off on the right hand side on to The Crescent which in turn leads to The Oval.

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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