

Mike
Dobson



10 Conisborough Lane
Garforth, Leeds, LS25 2LR

£240,000

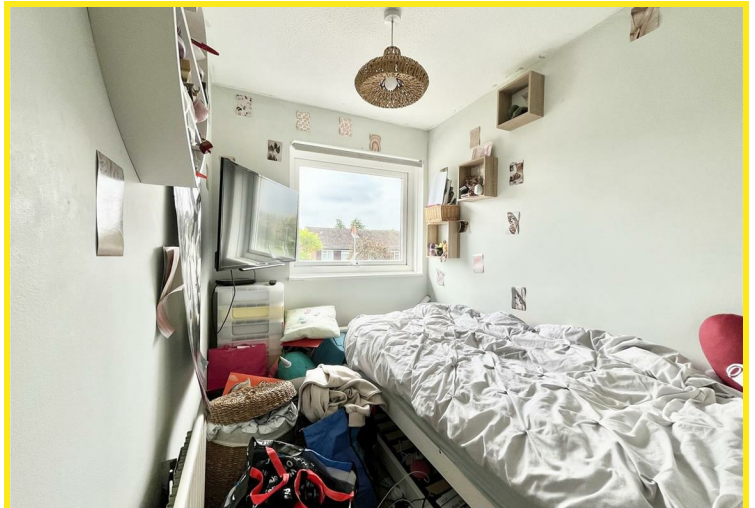
10 Conisborough Lane

A three bedroom semi-detached house located towards the head of a cul-de-sac in East Garforth.

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

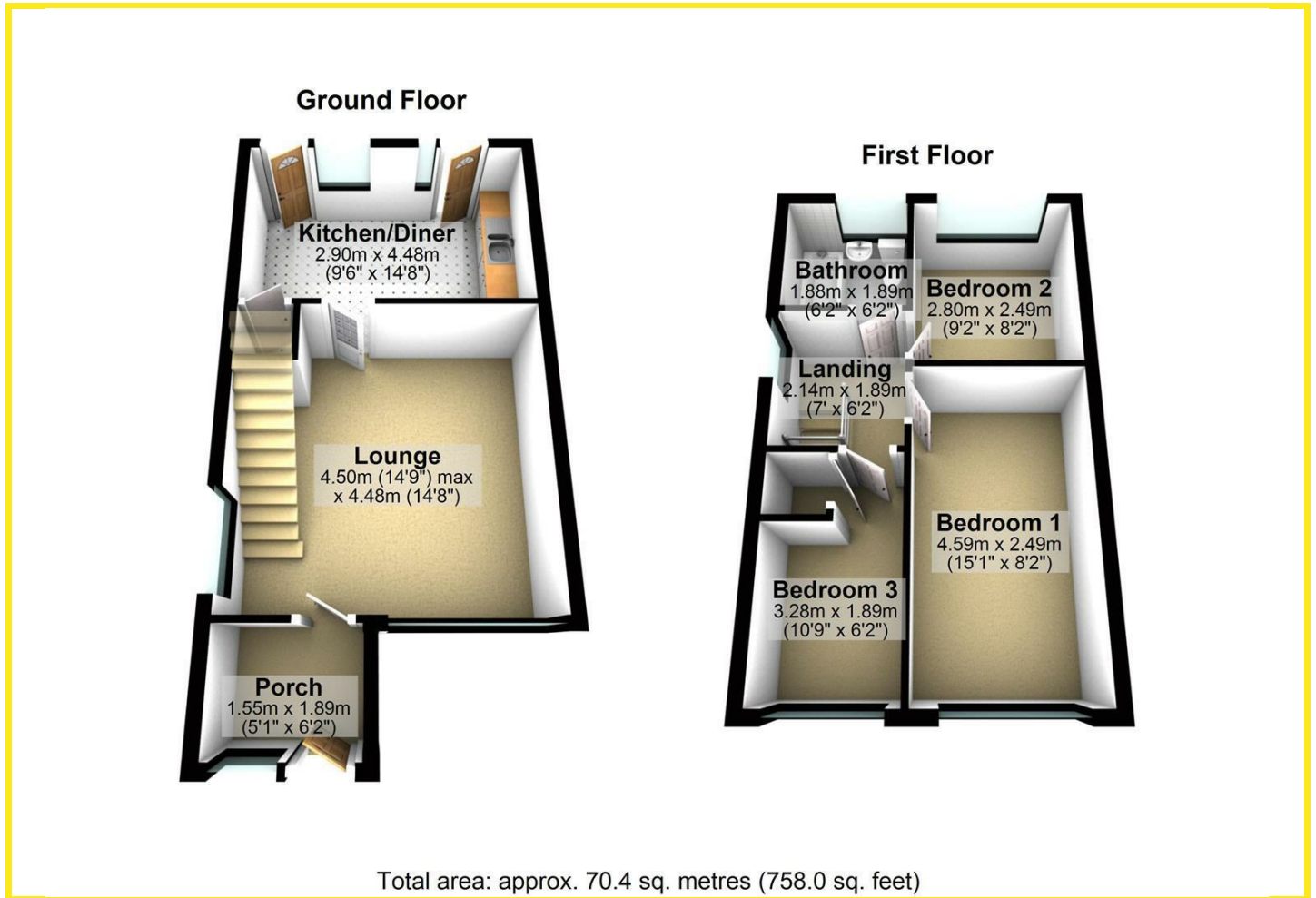
In addition, the property has PVCu double glazed windows, gas fired central heating with new combination boiler installed March 2024, kitchen with four ring gas hob, space for fridge/freezer, plumbing for washing machine, space for dryer, storage cupboard to bedroom three, and bathroom/W.C with shower over the bath.

Externally, to the front of the property is a lawned garden with paved pathway leading to the front door. There is a long driveway which provides off road parking for a number of vehicles. The property does have a detached garage which needs a new roof. To the rear of the property is a lawned garden with paved patio seating area.

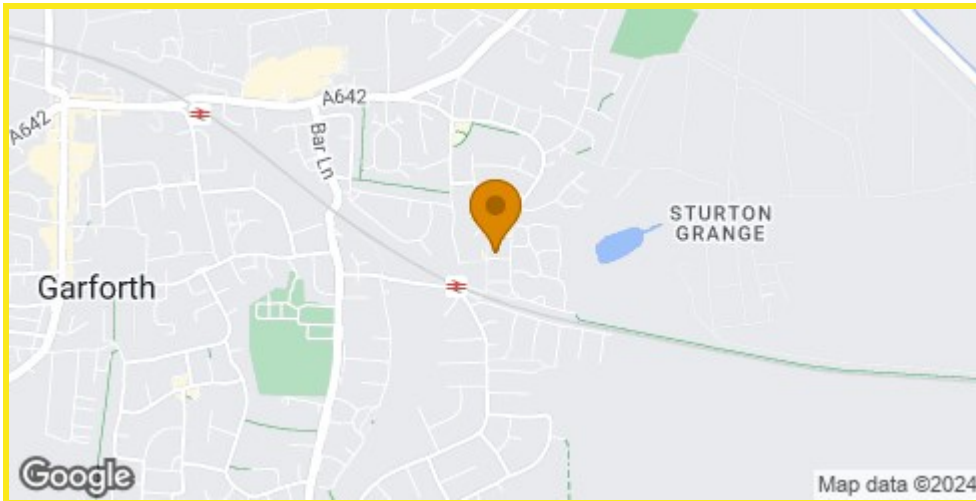




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 fifth turning off on the right hand side on to Sturton Lane. Follow Sturton Lane and Conisborough Lane is the seventh turning off on the right hand side.

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