

*Mike*  
**Dobson**



**41 Ninelands Lane**  
Garforth, Leeds, LS25 2AN

**£385,000**



# 41 Ninelands Lane

Welcome to this stunning semi-detached house located on Ninelands Lane in the charming area of Garforth, Leeds. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with family. With five bedrooms and two bathrooms, there is ample space for a growing family or those in need of extra room.

The current owners have taken great care in refurbishing and extending this property, ensuring a modern and stylish living space. The highlight of the house is the contemporary fitted kitchen, complete with a range of built-in appliances, making cooking a joy for any aspiring chef.

Stay warm and cosy during the colder months with the gas central heating system, a practical feature that adds to the comfort of this lovely home. Step outside to the lawned rear garden, a peaceful retreat where you can unwind or host outdoor gatherings. Additionally, there is a decked seating area at the rear of the garage, providing a charming spot for al fresco dining or enjoying a morning coffee.

Benefit from the energy efficiency and sound insulation of PVCu double glazing throughout the property, ensuring a quiet and comfortable environment inside. A driveway provides off road parking with a detached garage no longer accessible by a car but makes a great storage space. Don't miss the opportunity to make this beautifully refurbished and extended house your new home in Garforth.

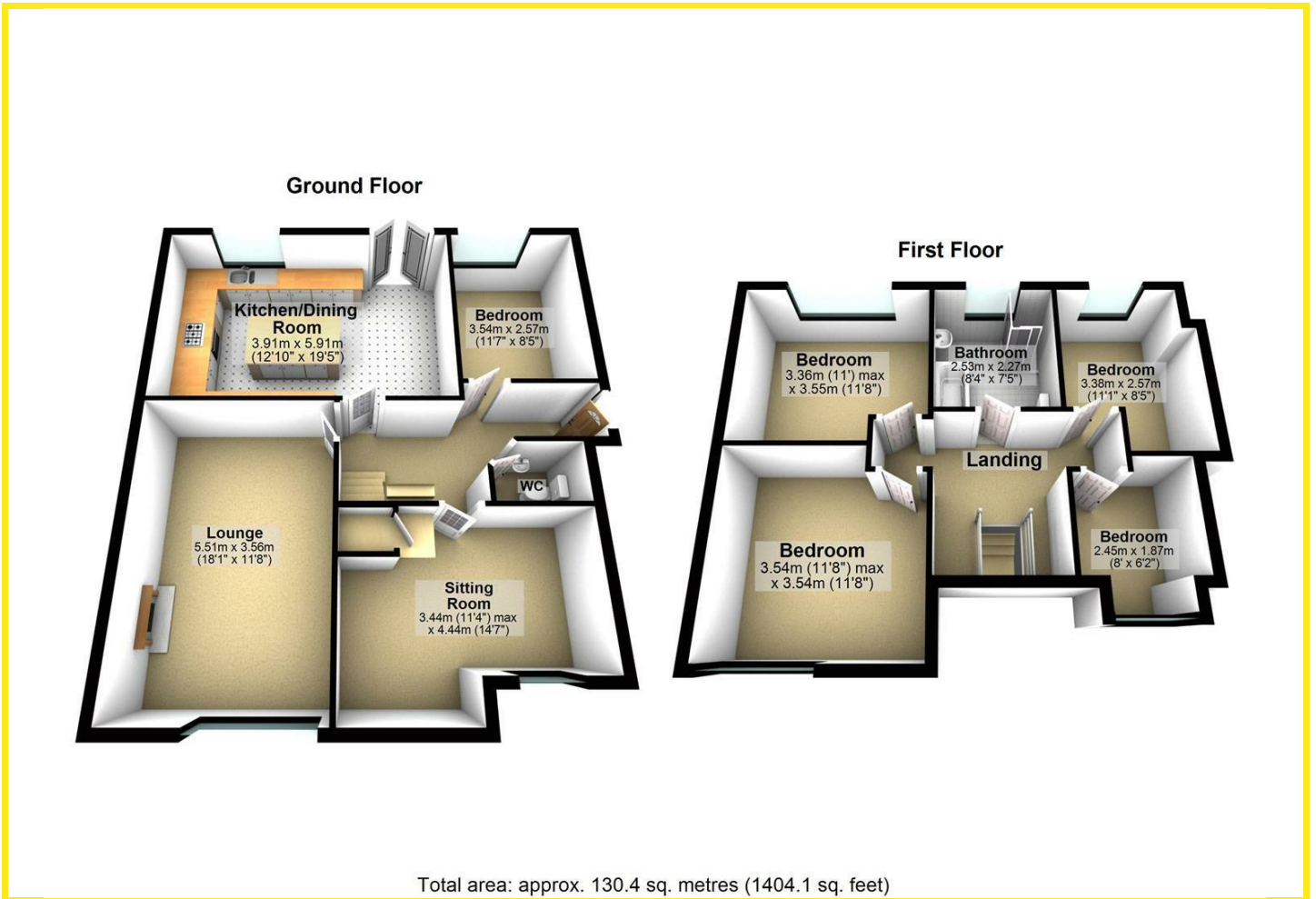




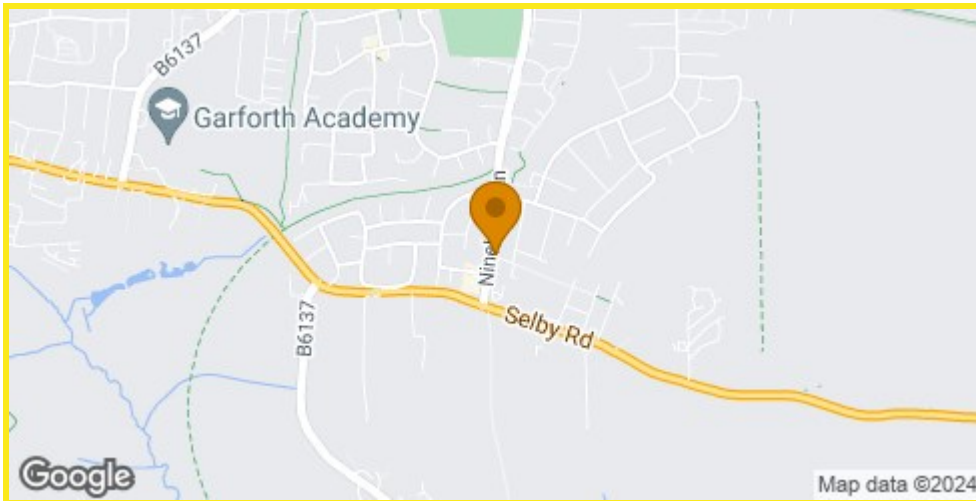




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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 the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Alternatively from Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. Turn right on to Ninelands Lane. Continue along Ninelands Lane for approximately half a mile.

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