

Mike  
**Dobson**



**28 Barrowby Lane**  
, Leeds, LS15 8QE

**£950,000**



# 28 Barrowby Lane

Mike Dobson's are delighted to sell a stunning individually built five large double bedroom detached family home set in generous fully enclosed grounds and tucked away down a quiet country lane amongst other individually built properties.

The 3000 sq ft accommodation comprises entrance hall, W.C., formal lounge, utility, games room, kitchen/dining/living, first floor landing, bedroom one, en-suite bathroom, dressing room, bedroom two, en-suite shower room, dressing room, bedroom three, en-suite shower room, bedroom four, bedroom five and bathroom/W.C.

In addition the property has an alarm system, internal and external CCTV system, gas fired central heating, painted solid Oak internal doors, marble tiled flooring & carpeted throughout, 10.9m kitchen/dining/living space with Bosch integrated appliances and situated to the rear with French doors and bi-folding doors opening out in to the south facing rear garden, dressing room to bedroom 1 and 2, fitted wardrobes to bedroom 3.

Externally, the property is accessed via remote control wrought iron gates and leads to a full width block paved driveway providing parking for several vehicles. There is an attached garage with remote control roller shutter door and rear access door. A timber gate leads down the side of the property and to the rear garden which boasts a large Indian paved seating area and extensive lawned garden. There is a substantial decked area with summerhouse, workshop, log store and timber garden shed.

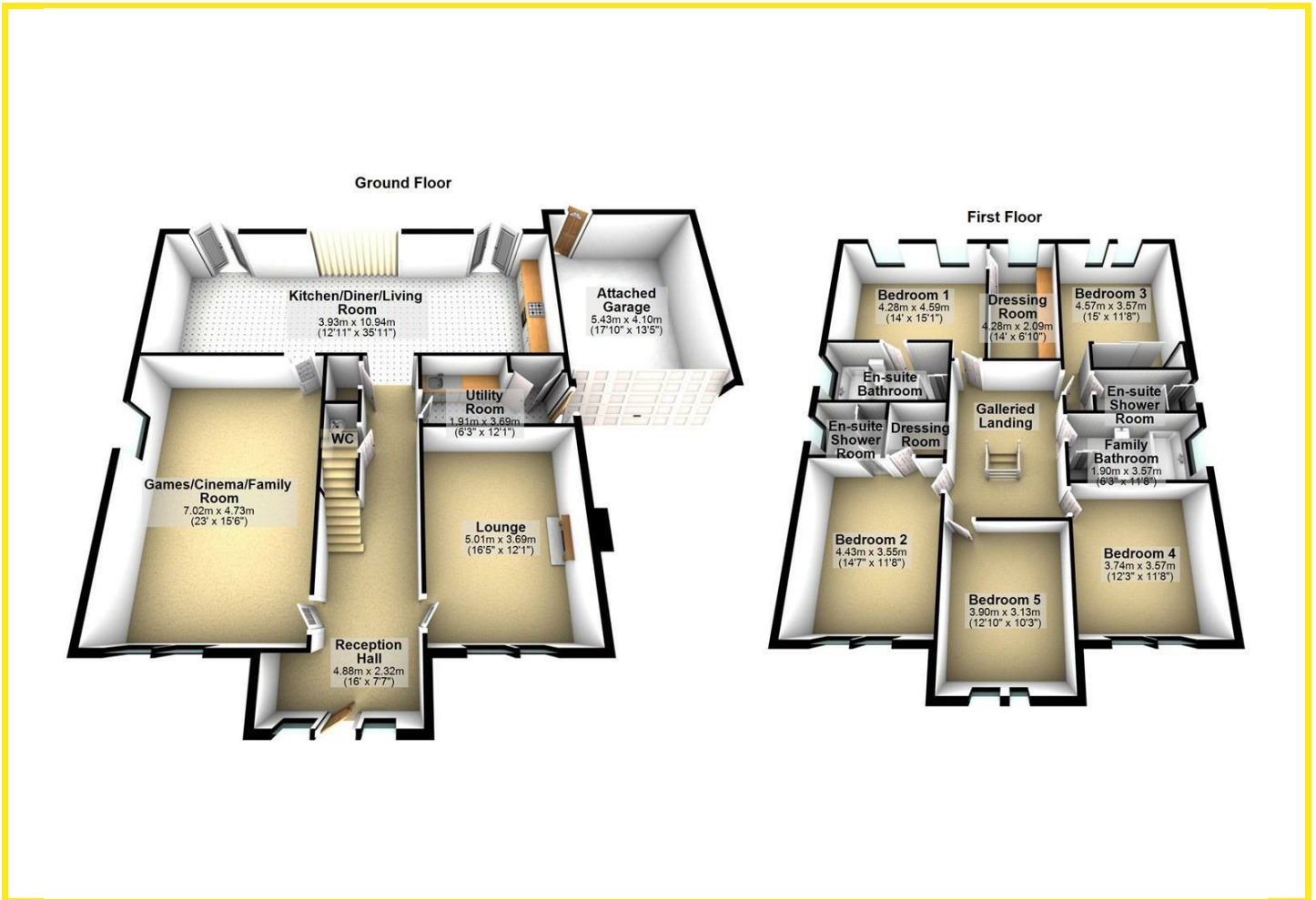




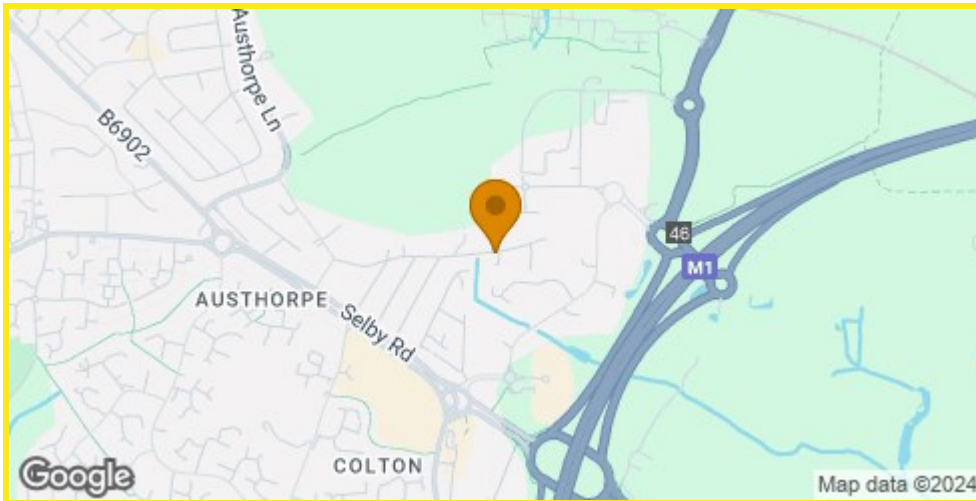




# Floor Plan



## 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>		86	91
(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 Skyliner roundabout on the ring road/Selby Road/A6120 heading towards Garforth turn left onto Barrowby Avenue then right onto Barrowby Lane

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](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>