

Mike  
**Dobson**



**2 Parkways Avenue**  
Oulton, Leeds, LS26 8TW

**£270,000**

## 2 Parkways Avenue

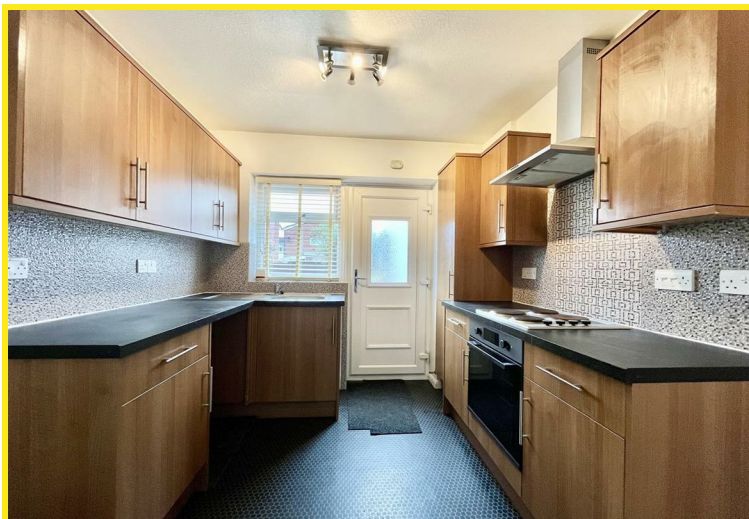
Being sold with no onward chain is a very well presented three bedroom semi-detached house located in Oulton.

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

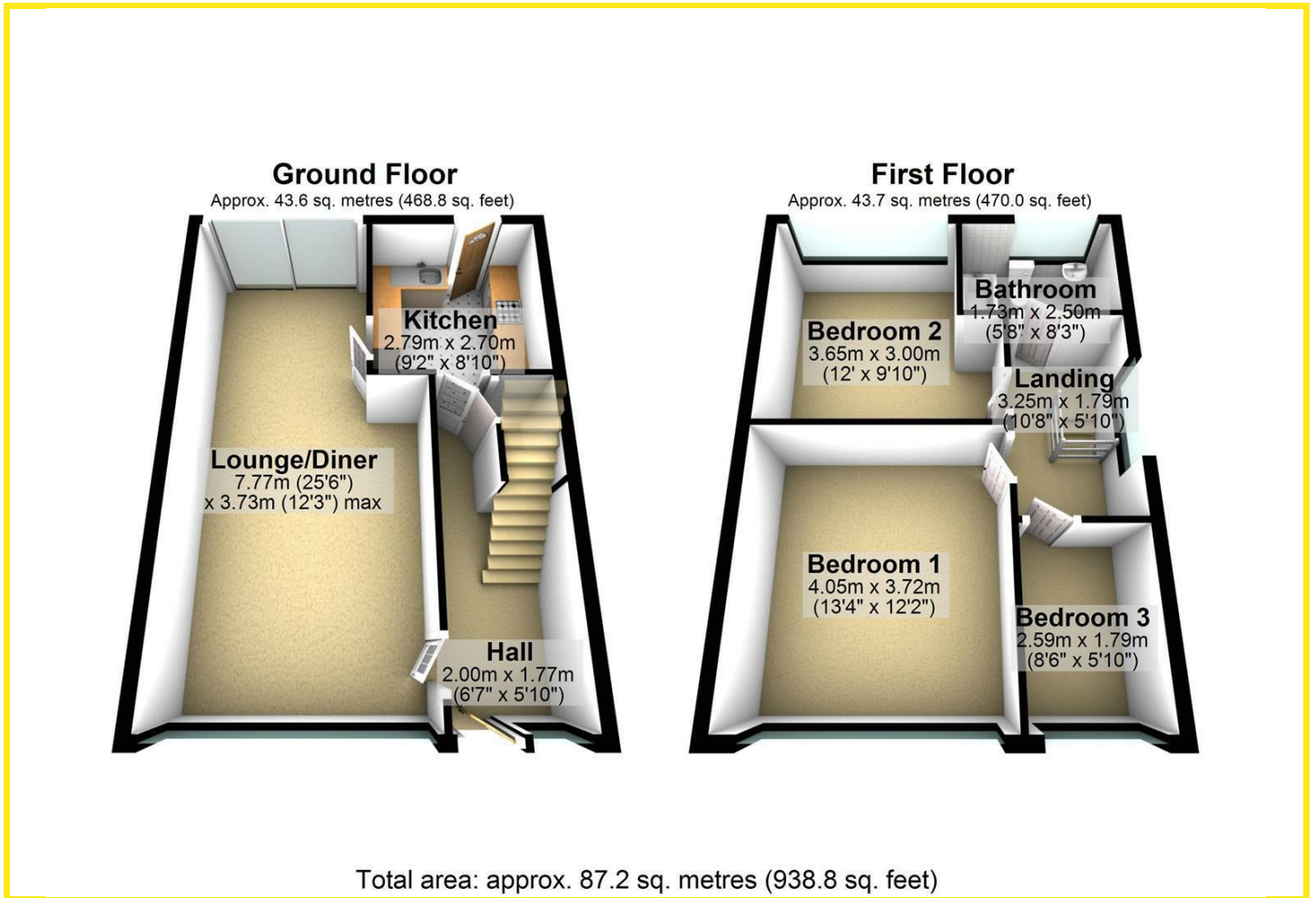
In addition the property has PVCu double glazed windows & rear entrance door, composite front entrance door, gas fired central heating with Worcester combination boiler being serviced on an annual basis, fitted kitchen with hob, extractor, oven, space for fridge/freezer, plumbing for washing machine and fully tiled bathroom with rain shower over the bath.

Externally, to the front of the property is a low maintenance stoned garden. There is a driveway which provides ample off road parking. Timber gates lead in to the rear garden which has a lawned garden with paved patio seating area and access to the detached garage which has a cladded front and side access door, with power and light inside the garage.





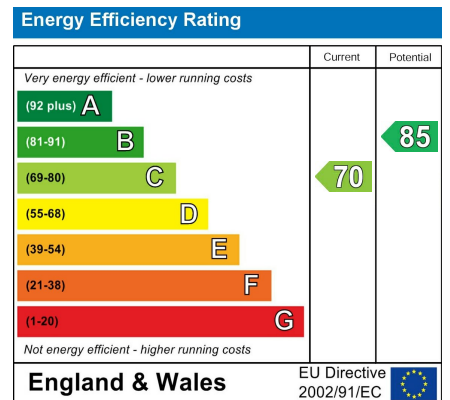
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

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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