

Mike
Dobson



1 Meadow Road
Garforth, Leeds, LS25 2EN

£370,000

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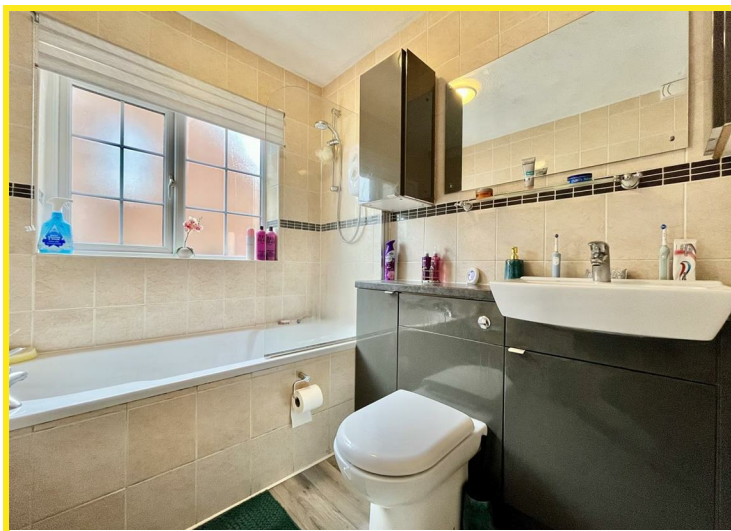
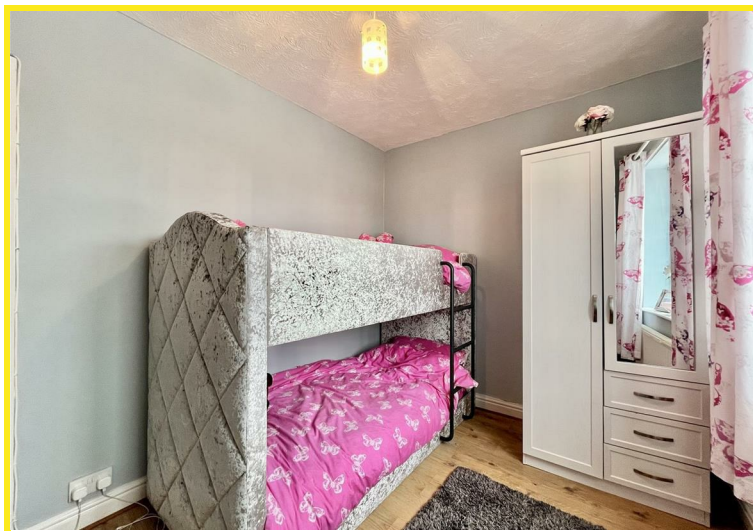
An excellent opportunity to purchase a very well presented spacious four double bedroom detached dormer bungalow located on a corner plot within walking distance to all local amenities.

The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, conservatory, ground floor bedroom four, ground floor bathroom, first floor landing, bedroom one, separate W.C., bedroom two and bedroom three.

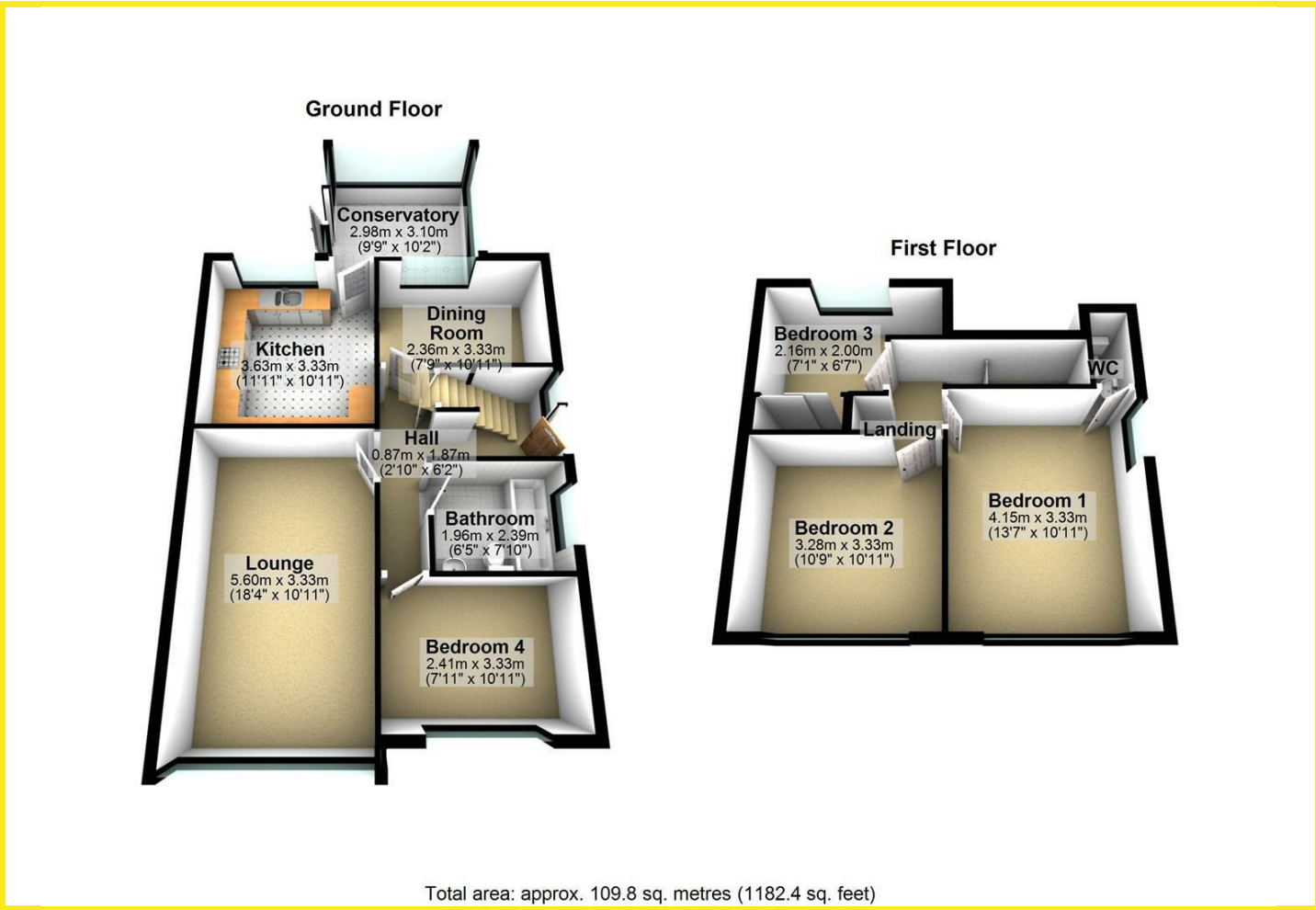
In addition the property has PVCu double glazed windows and entrance doors, gas fired central heating with combination boiler being serviced on an annual basis, new flooring to kitchen and dining room in May 2025, fitted kitchen with four ring hob, extractor hood over, plumbing for dishwasher, and space for fridge/freezer appliances, fitted wardrobes to bedroom three and access point to the loft being fully insulated and boarded to the centre.

Externally, the property is situated on a generous corner plot with a large driveway providing ample off road parking leading to a longer than average detached garage with up and over door having power and light inside and utility room to the rear having plumbing for washing machine, space for dryer and space for fridge or freezer. To the side and rear of the property is a fully enclosed large lawned garden with paved patio seating area, feature pond, block paved seating area, lean to greenhouse, front timber gate and double access gates which provide excellent access or storage if you have a caravan or campervan.

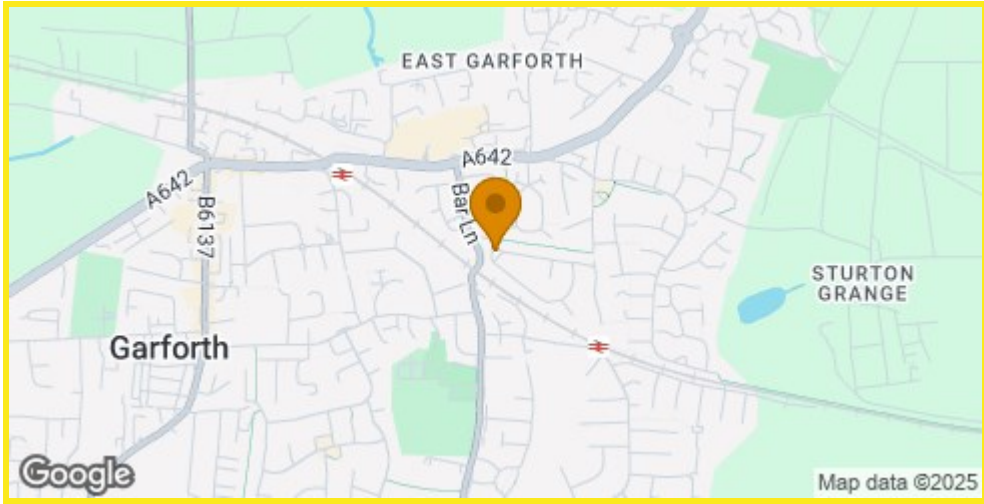




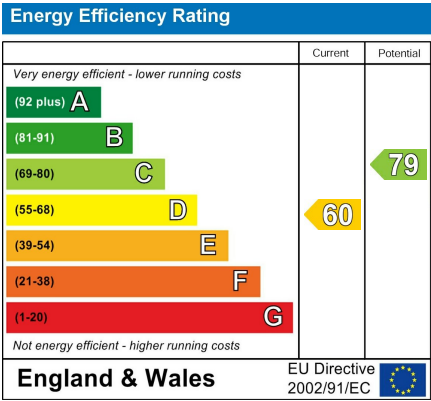
Floor Plan



Area Map



Energy Efficiency Graph



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 third turning off on the right hand side on to Bar Lane. Take the first left off Bar Lane on to Montague Crescent, then first left again on to Meadow Road where the property can be found immediately on the left hand side as indicated by the agents board.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.