

Mike
Dobson



16 Ashbourne Crescent

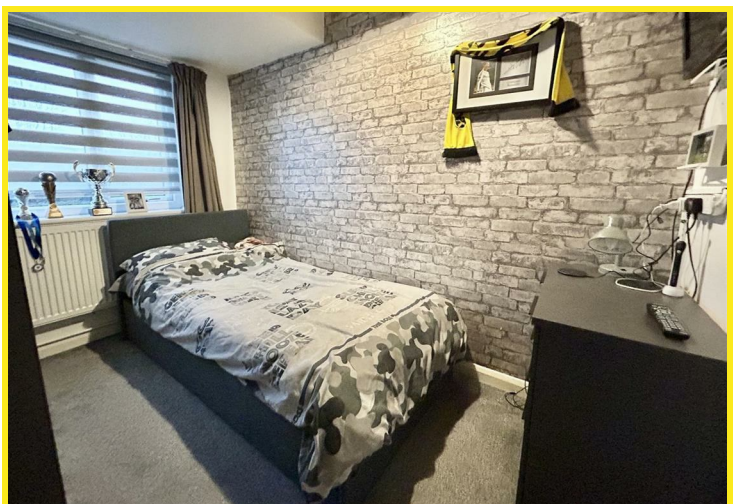
Garforth, Leeds, LS25 2HZ

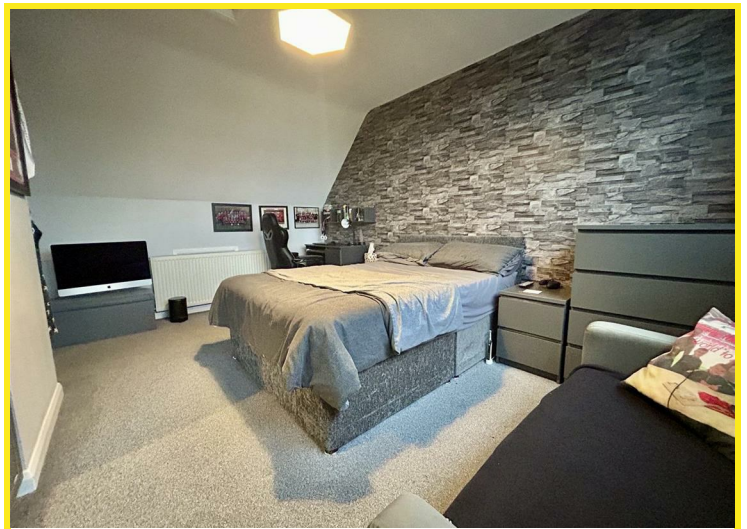
£300,000

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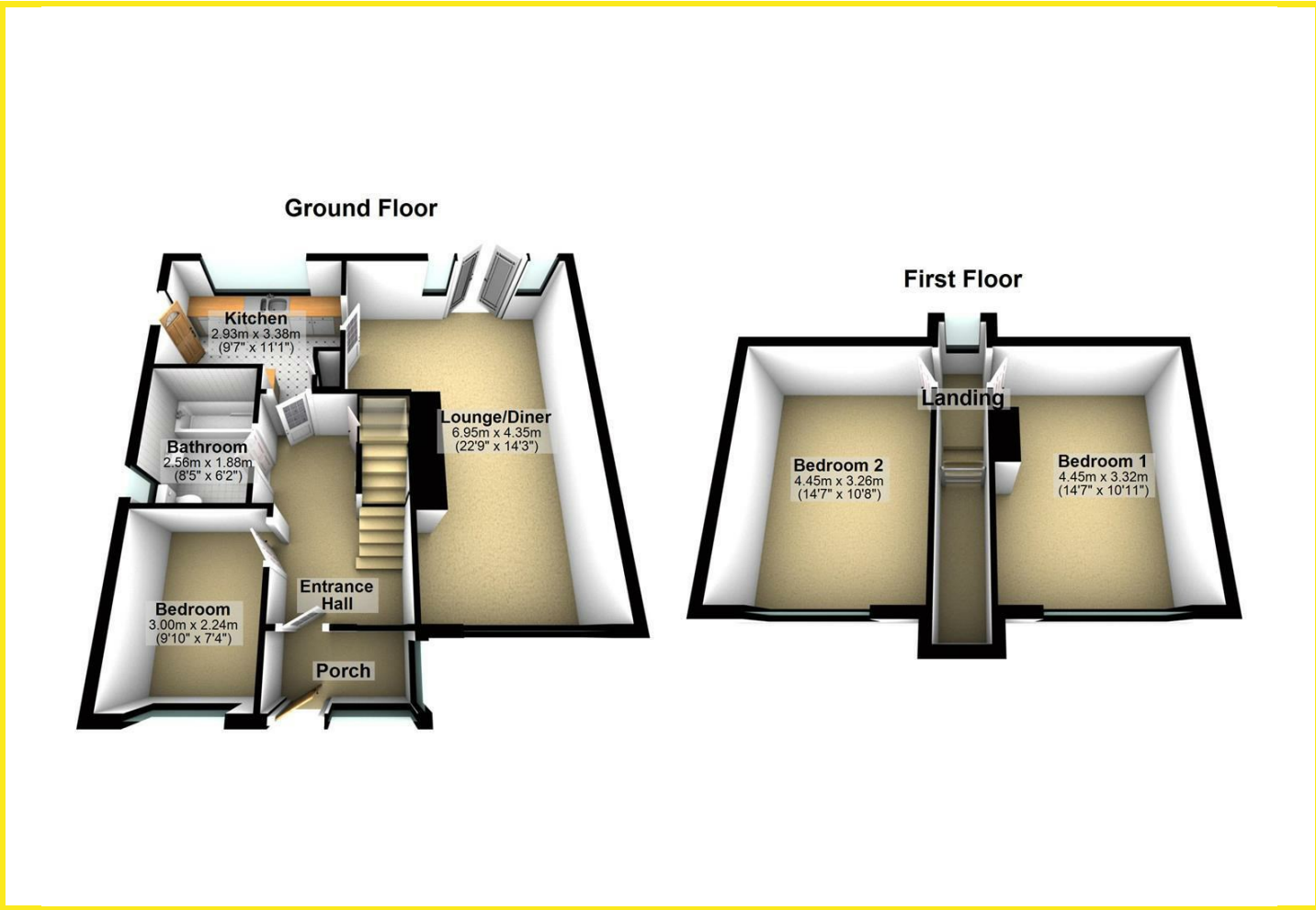
Mike Dobsons Estate Agents are delighted to offer for sale this well presented three-bedroom semi-detached chalet style property. Pleasantly situated in a small cul de sac on the much sought after Long Meadows estate within Garforth and being within close proximity to the highly regarded Garforth Academy, Garforth train station and the A1/M1 motorway. The accommodation briefly comprises front entrance porch, entrance hall, spacious lounge/diner, kitchen, ground floor bathroom/WC and ground floor bedroom. To the first floor are two double bedrooms. In addition, the property has gas central heating with combination boiler, PVCu double glazed windows, composite front and side entrance doors, PVCu double glazed French doors to the lounge diner, opening to a paved patio seating area and good sized lawned garden to the rear. Kitchen with built in appliances to include a four-ring electric hob with built under fan assisted oven and extractor over. The bathroom is fitted with a modern three-piece white suite with mains shower to the bath and glass shower screen. Outside, the property has an established lawned garden to the front with an extensive Indian sandstone paved driveway providing ample off-street parking leading to a detached garage with up and over door. The garden to the rear is of a good size and is mainly lawned with paved patio seating area benefitting from a south westerly facing aspect.

Don't delay, book you're viewing today to avoid missing out on this lovely family home.

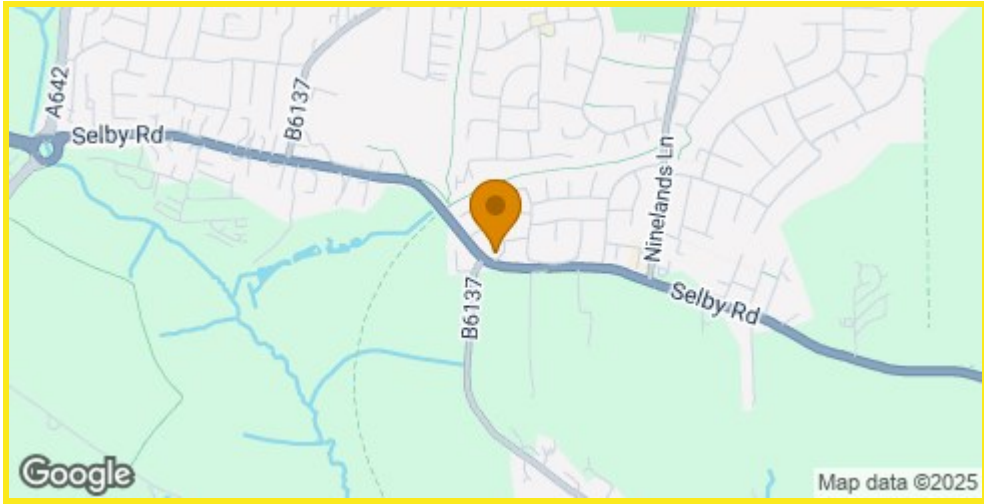




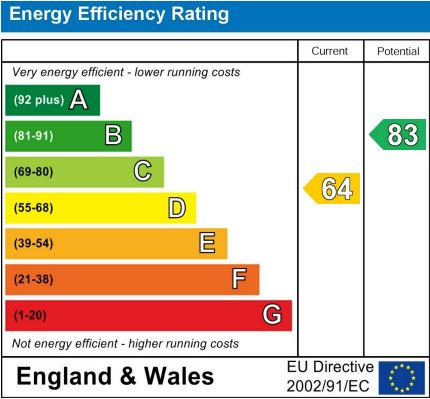
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Take the first left off Ninelands Lane onto Long Meadow Gate. At the 'T' junction turn right onto Long Meadows, then first left on to Arran Drive. At the next 'T' junction turn right on to Cotswold Drive and Ashbourne Crescent is the second turn on the right hand side.