

Mike  
**Dobson**



**80 Sturton Lane**  
Garforth, Leeds, LS25 2EZ

**£200,000**

# 80 Sturton Lane

Nestled in the sought-after area of Garforth, this charming mid-terrace home presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The modern bathroom suite, complete with a shower over the bath, offers both style and convenience.

As you enter, you will find a spacious kitchen diner that is perfect for entertaining family and friends. The adjoining utility area adds practicality to daily living, ensuring that your home remains organised and clutter-free. The property also features a welcoming garden to the front.

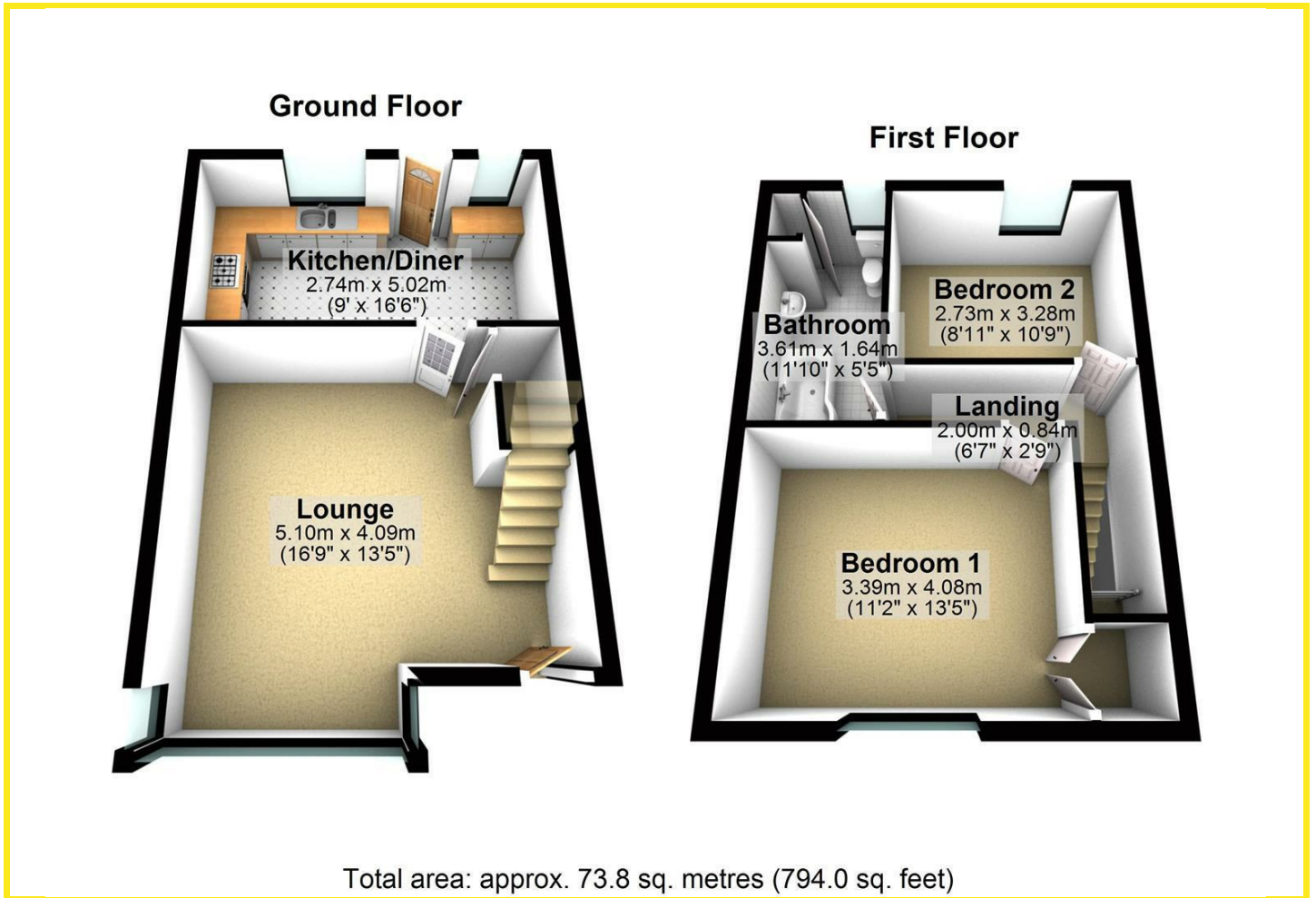
One of the standout features of this home is the off-street parking available to the rear, a rare find in such a popular location. Additionally, the property is conveniently situated close to public transport links, making commuting and exploring the vibrant city of Leeds effortless.

With no onward chain, this delightful home is ready for you to move in and make it your own. Whether you are looking to settle down or seeking a sound investment, this property in Garforth is not to be missed. Embrace the opportunity to own a piece of this thriving community today.

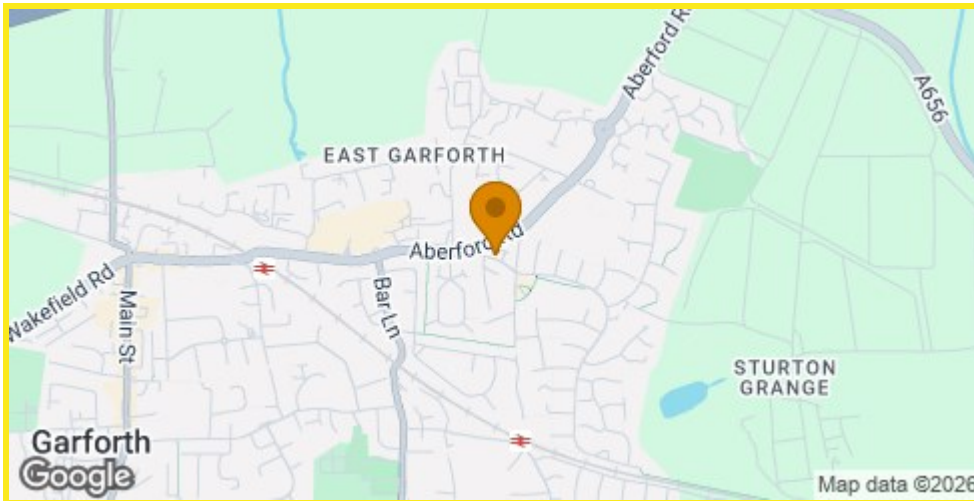




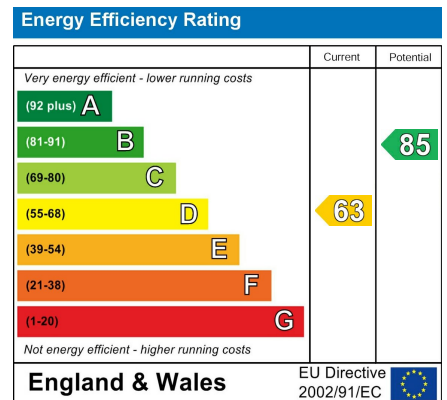
## Floor Plan



## 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 fifth turning off on the right hand side on to Sturton Lane. The property can be found on the left hand side of Sturton 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>