

Mike  
**Dobson**



**2 Green Lane**

Garforth, Leeds, LS25 2QF

**£185,000**

## 2 Green Lane

Nestled in the charming area of Green Lane, Garforth, this beautifully maintained first-floor apartment offers a perfect blend of modern living and comfort. Built by the reputable Redrow Homes in 2019, this two-bedroom flat is an ideal choice for those seeking a contemporary lifestyle in a welcoming community.

Upon entering, you will be greeted by a secure entry system, ensuring peace of mind for residents. The spacious open plan reception room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests along with a dining area and modern open plan kitchen. The well-appointed kitchen is designed for both functionality and style, making it a delightful space for culinary enthusiasts.

The apartment features two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is tastefully designed, offering a serene retreat for your daily routines.

Another feature of this property is the allocated parking space, complete with an electric charging point, catering to the needs of modern living and environmentally conscious residents.

This flat is not just a home; it is a lifestyle choice, situated in a vibrant area with easy access to local amenities, parks, and transport links including East Garforth Train Station. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a sought-after location. Do not miss the chance to make this delightful apartment your new home.

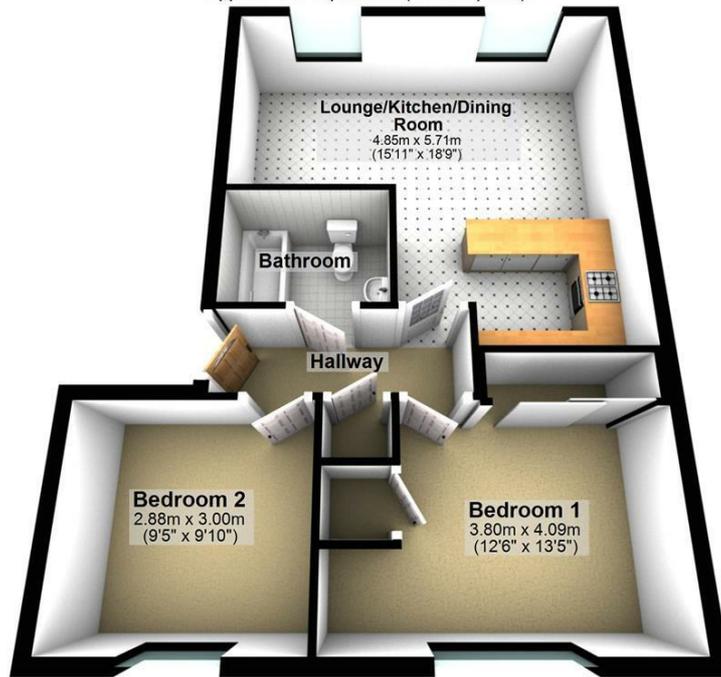




# Floor Plan

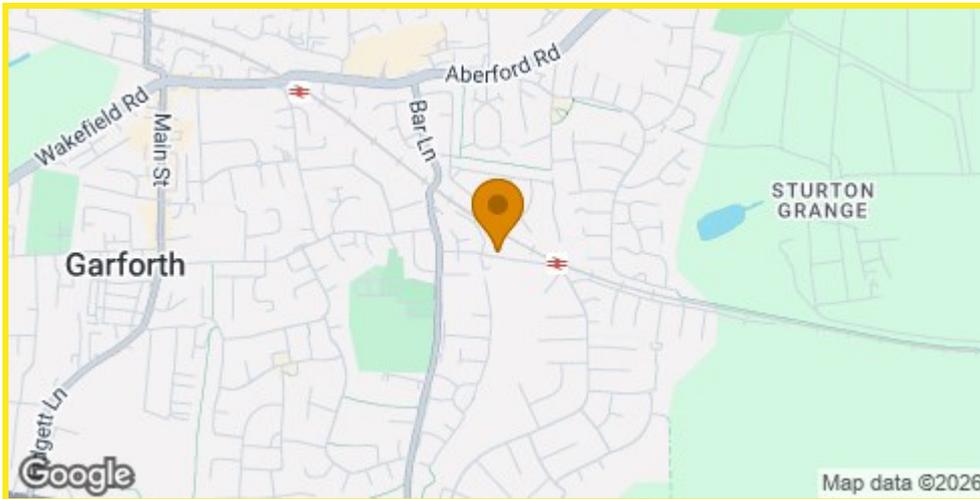
## Ground Floor

Approx. 61.7 sq. metres (664.3 sq. feet)



Total area: approx. 61.7 sq. metres (664.3 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mDOBSON.CO.UK](mailto:headoffice@mDOBSON.CO.UK) <http://www.mDOBSON.CO.UK>