

Mike
Dobson



20 Bar Lane

Garforth, Leeds, LS25 2ED

£270,000

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Being sold with no onward chain is an immaculately presented three bedroom semi-detached house located on a larger than average plot and within excellent reach of all local amenities including Garforth Train Station and motorway networks.

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

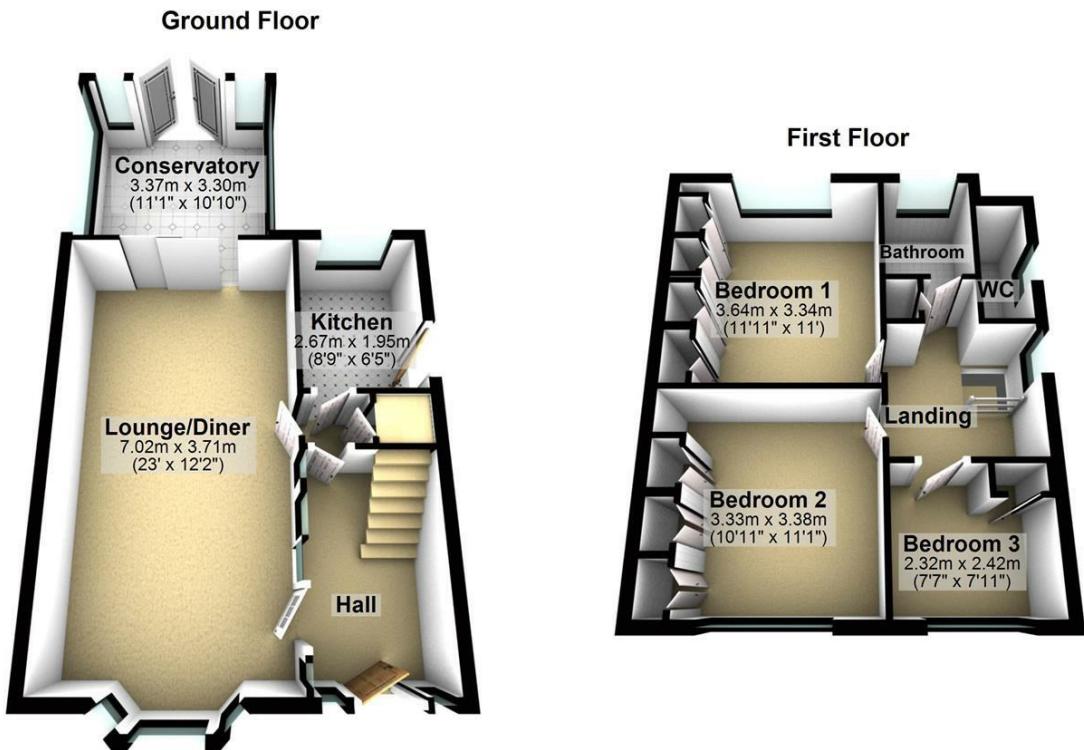
In addition the property has cavity wall insulation, majority PVCu double glazed windows and entrance doors with the exception of the sliding doors from the lounge/diner to the conservatory, gas fired central heating with Worcester combination boiler being 5 years old in January 2026 and serviced regularly, fitted kitchen with four ring hob, extractor above, built in oven, space for fridge, and plumbing for washing machine, access point to the loft with pull down ladder being partly boarded, fitted wardrobes to all bedrooms, fully tiled bathroom and fully tiled separate W.C.

Externally, to the front of the property is a low maintenance garden. Wrought iron gates lead to a large resin driveway providing off road parking for multiple vehicles leading to a detached garage with power and light inside. To the rear of the property is a shaped lawned garden with plants and shrubs to the borders. There is a large 8x6 timber garden shed, outside tap to the rear.



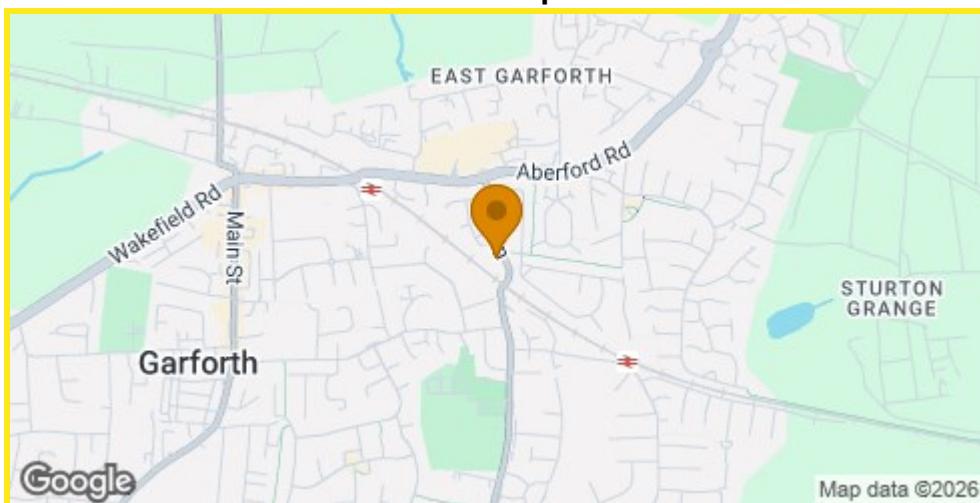


Floor Plan

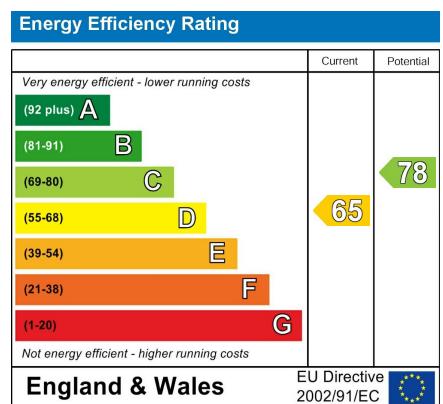


Total area: approx. 93.0 sq. metres (1001.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left down Main Street taking the second left onto Church lane, continue along this road to the 'T' junction turning left onto Ninelands Lane, continue over the bridge onto Bar Lane where the property can be found 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.

4 Main Street, Garforth, LS25 1EZ
 Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>