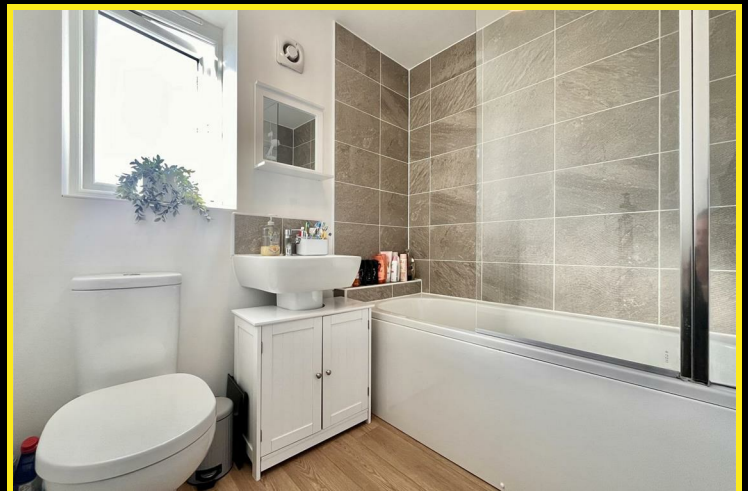


Mike
Dobson



17 Roscommon Way
Garforth, Leeds, LS25 1FQ

£150,750

17 Roscommon Way

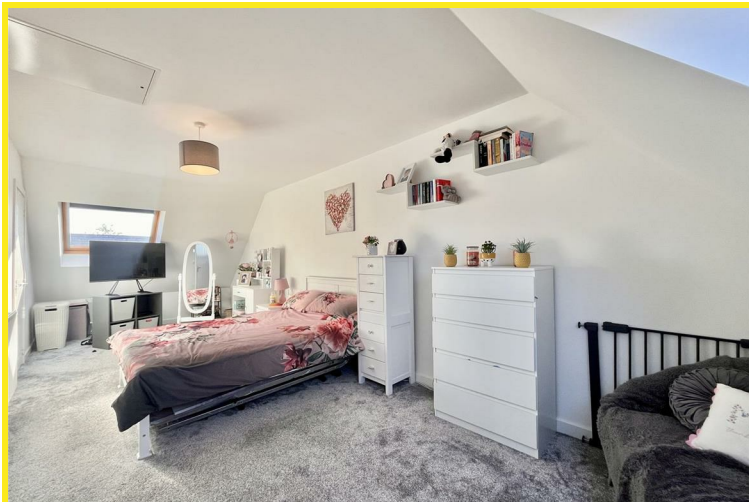
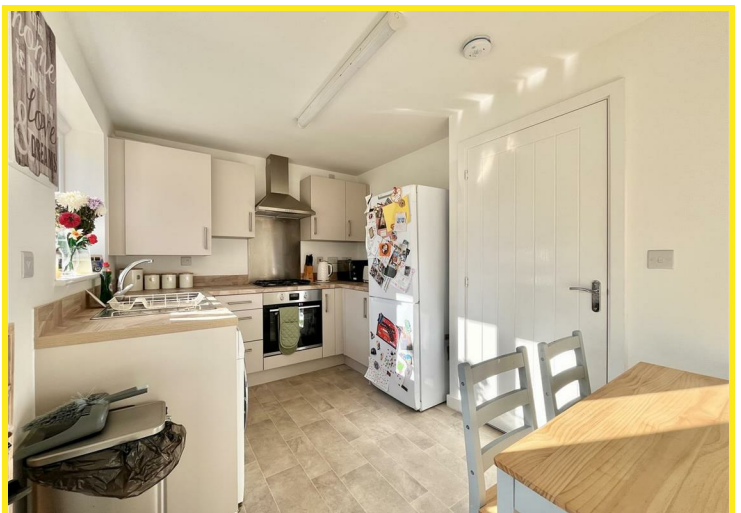
An opportunity to purchase a Charles Church three double bedroom, three storey semi-detached house located on a popular development within walking distance to Garforth Academy and Main Street for a 45% shared ownership price of £150,750 - the property can be purchased at a 45% share and can also staircase up to 100% ownership.

Please note at the 45% share the rent is £425.67 and the service charge is £18.94.

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

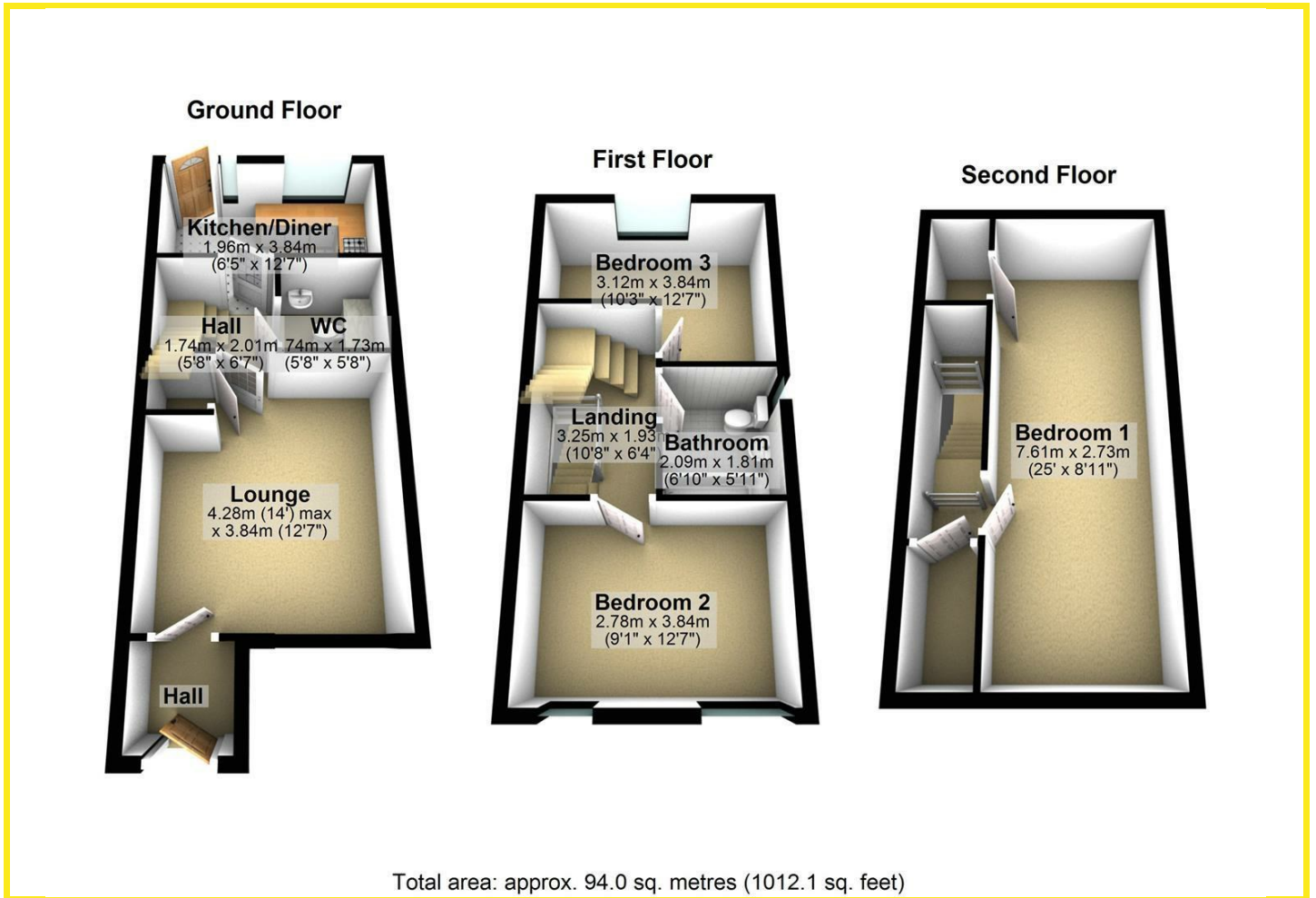
In addition the property has PVCu double glazed windows throughout, PVCu double glazed rear entrance door, composite front entrance door, gas fired central heating with Ideal Logic combination boiler located in one of the kitchen cupboards, modern fitted kitchen with four ring gas hob, extractor above, built in oven, space for fridge/freezer, and plumbing for washing machine, storage cupboards to the lounge and 2nd floor landing, loft access being fully insulated and boarded and three piece white bathroom suite with shower over the bath.

Externally, to the front of the property is an open plan lawned garden with a pathway leading to the front door. A block paved driveway provides ample off road parking for at least two vehicles. To the rear of the property is a fully enclosed rear garden which has a paved patio seating area and lawned garden with timber storage shed.

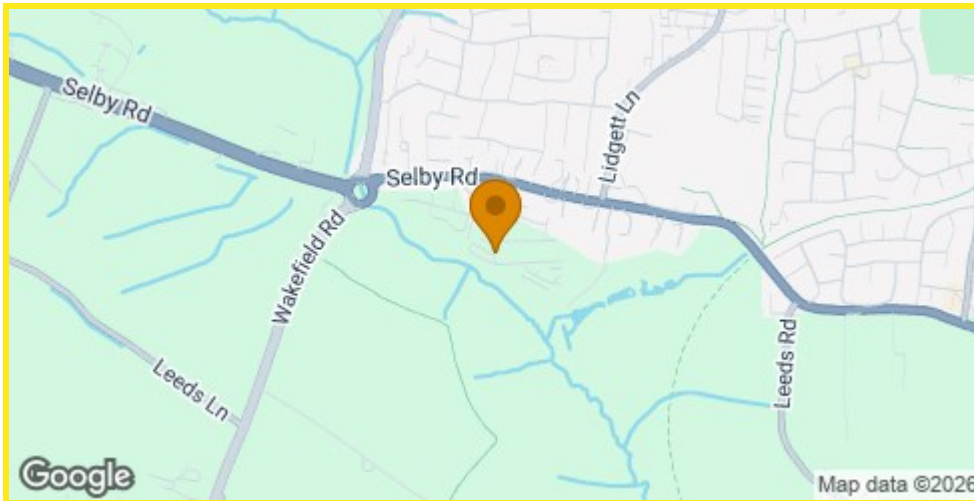




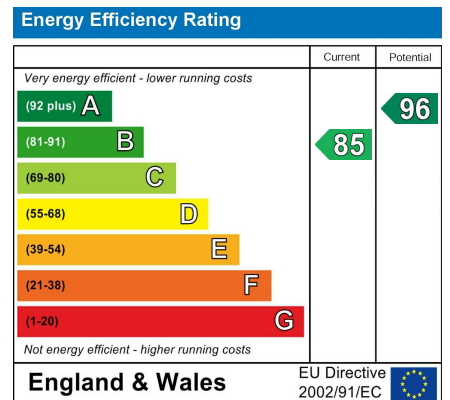
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth Office turn left on to Main Street and follow this road until you reach the traffic lights. At the traffic lights turn right on to Selby Road. Take your first turning left on to Roscommon Road and then turn left on to Roscommon Way.

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

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