

*Mike*  
**Dobson**



**8 Scholars Gate**

Garforth, Leeds, LS25 1BF

**£155,000**



## 8 Scholars Gate

Being sold with no onward chain is a two bedroom first floor apartment which is conveniently situated within walking distance to Garforth Academy and Garforth Main Street.

The accommodation briefly comprises entrance hall, landing, lounge, kitchen, bedroom one, bedroom two, and bathroom/W.C.

In addition the apartment has PVCu double glazed windows throughout, composite front entrance door, gas fired central heating with Baxi combination boiler, storage cupboard on the landing, and fitted kitchen with five ring gas hob, built in double oven, integrated fridge/freezer, integrated slimline dishwasher and plumbing for washing machine.

Externally, the apartment has access to a single garage which can be identified upon inspection. There are also two visitor parking spaces which can be used on a first come first served basis. The street of Scholars Gate is permit parking.

Please note the apartment does require some internal modernisation which has been reflected within the asking price.

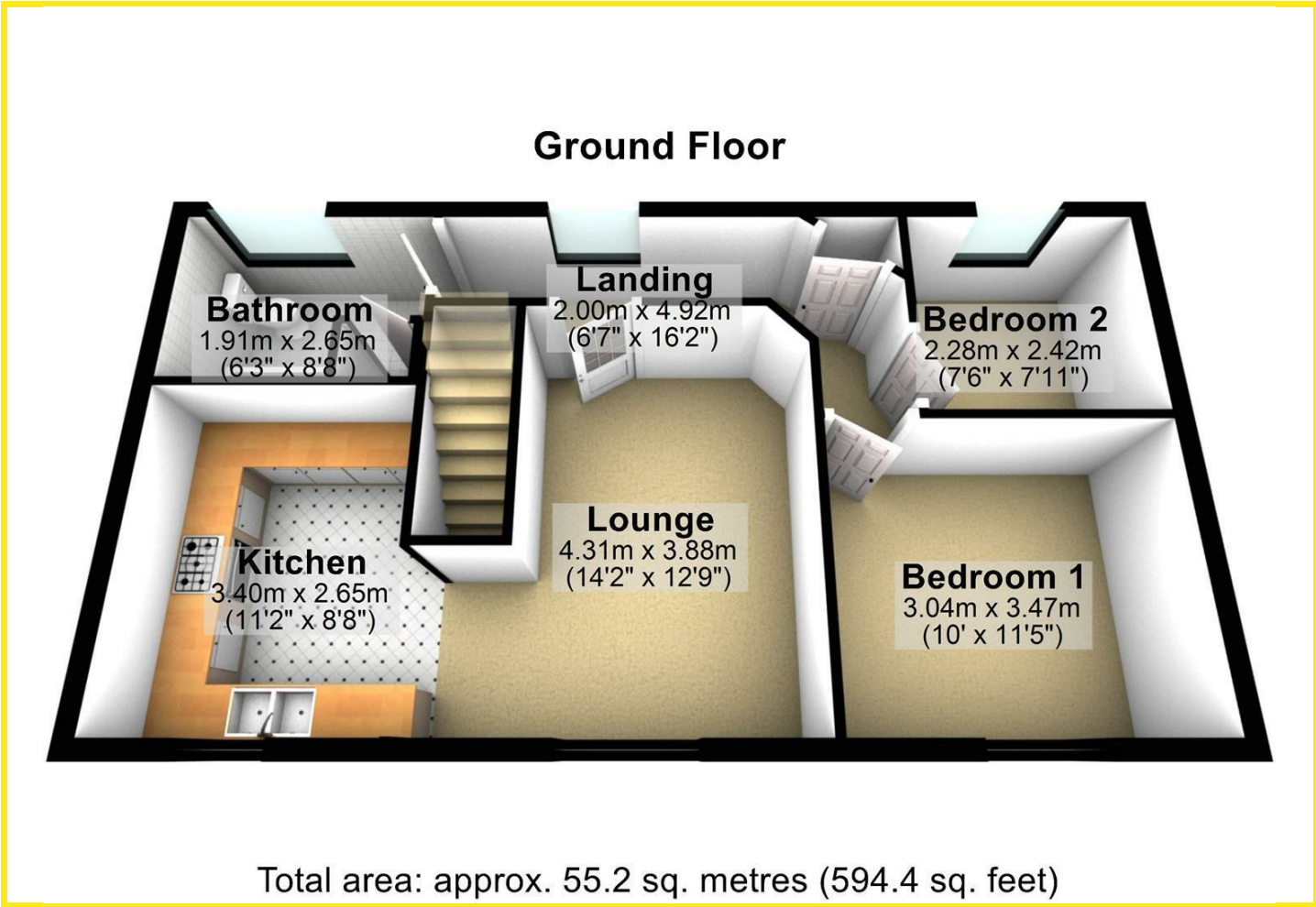


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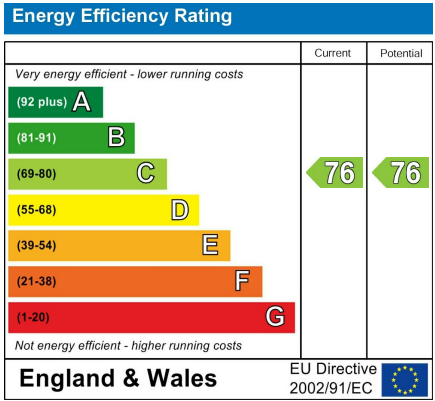
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left and proceed along Main Street which turns into Lidgett Lane. After Garforth Academy turn left down Scholars Gate where the property can be found.