

Mike
Dobson



18 Cricketers Close

Garforth, Leeds, LS25 1NJ

£180,000

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Welcome to this charming two-bedroom first-floor flat located in the desirable area of Cricketers Close, Garforth, Leeds. This property has no chain and offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers, couples, or those looking to downsize.

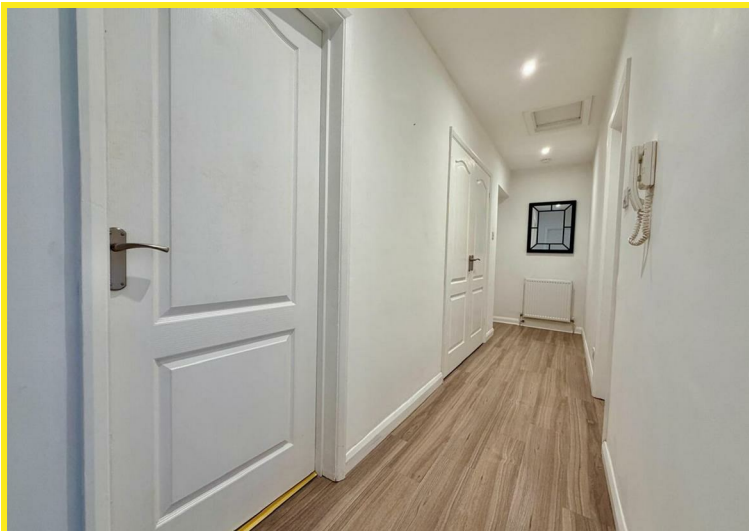
As you enter the flat, you are greeted by a bright and airy reception room, featuring elegant French doors that open onto a delightful Juliette balcony, allowing natural light to flood the space. The lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The modern fitted kitchen is a highlight of the property, equipped with an integrated oven, electric hob, and extractor fan, ensuring that cooking is both convenient and enjoyable. The layout is practical, providing ample storage and workspace for culinary enthusiasts.

This flat boasts two spacious bedrooms, each offering a comfortable retreat at the end of the day. The well-appointed shower room features a contemporary white suite, adding a touch of sophistication to your daily routine.

Additionally, the property includes a designated parking space, a valuable asset in this sought-after location. Residents will appreciate the close proximity to excellent transport links, making commuting and exploring the surrounding areas effortless.

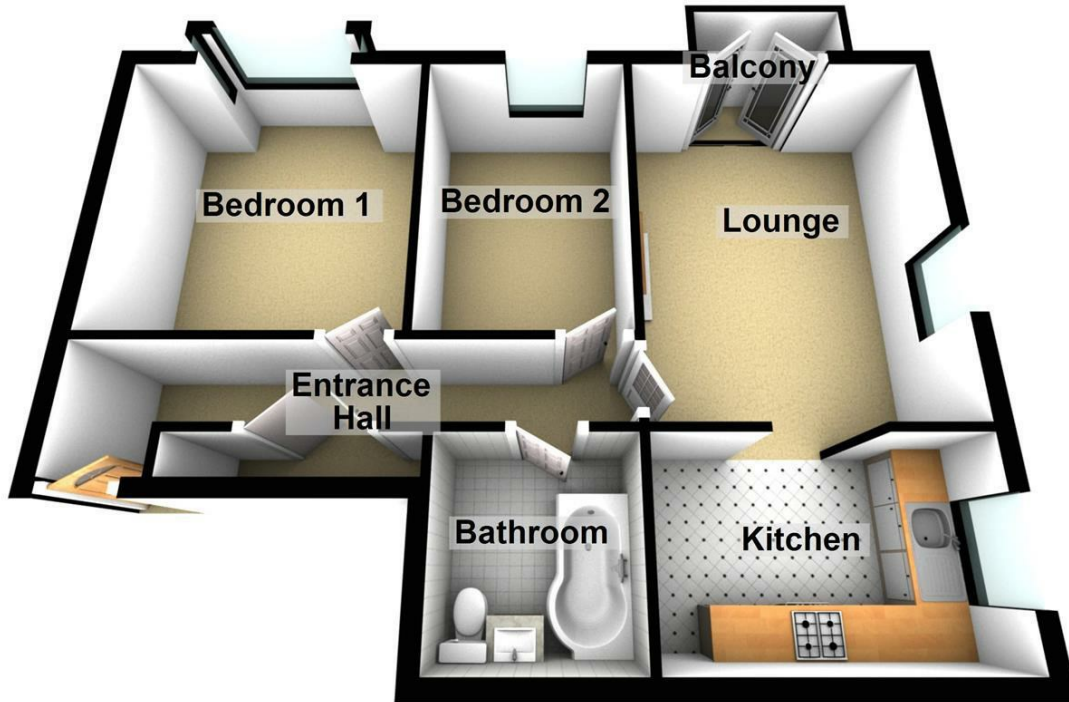
In summary, this two-bedroom flat in Garforth presents an excellent opportunity for those seeking a modern and convenient lifestyle in a vibrant community. Do not miss the chance to make this lovely property your new home.





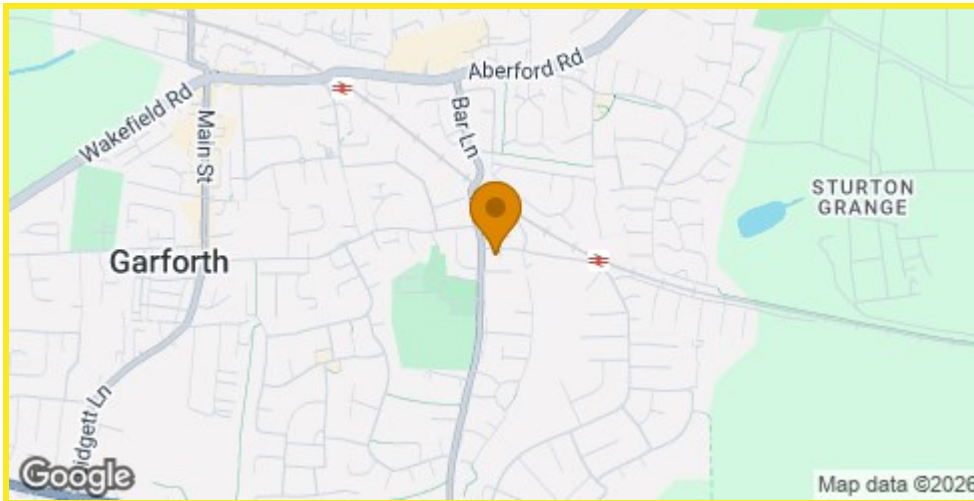
Floor Plan

Ground Floor



Total area: approx. 52.9 sq. metres (569.9 sq. feet)

Area Map



Energy Efficiency Graph

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

Directions

From Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. Turn right on to Ninelands Lane, then first left on to Green Lane. The complex is on your right hand side.

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