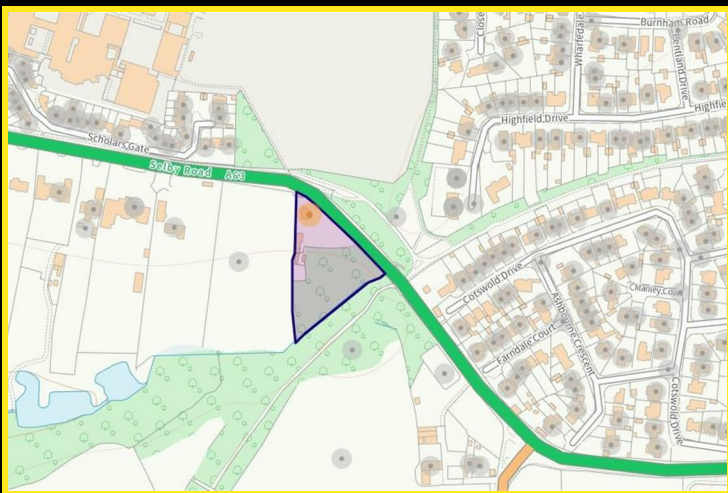


Mike
Dobson



120 Selby Road

Garforth, Leeds, LS25 1LW

Offers Invited £695,000

120 Selby Road

*** LOOKING FOR A PROJECT? THEN LOOK NO FURTHER! ***

Nestled in the charming village of Garforth, Leeds, this property on Selby Road presents a rare opportunity for those seeking a project or a serene outdoor lifestyle. Set on an impressive 1.31-acre plot, there is a three- double bedroom detached house that, while in need of some updating, remains perfectly serviceable for immediate living. The property is complemented by a detached double garage and a variety of outbuildings, offering plenty of storage and potential for further development.

The expansive grounds are a mix of lawned areas and a variety of trees, with a beck running along the bottom border of the plot . This property is not only ideal for those who appreciate outdoor space but also holds potential for development, as it has been allocated within the Leeds Local Plan under reference LPS00024 as part of a potential development of 136 houses. However, any prospective buyer should be aware that this would be subject to obtaining the necessary planning permission.

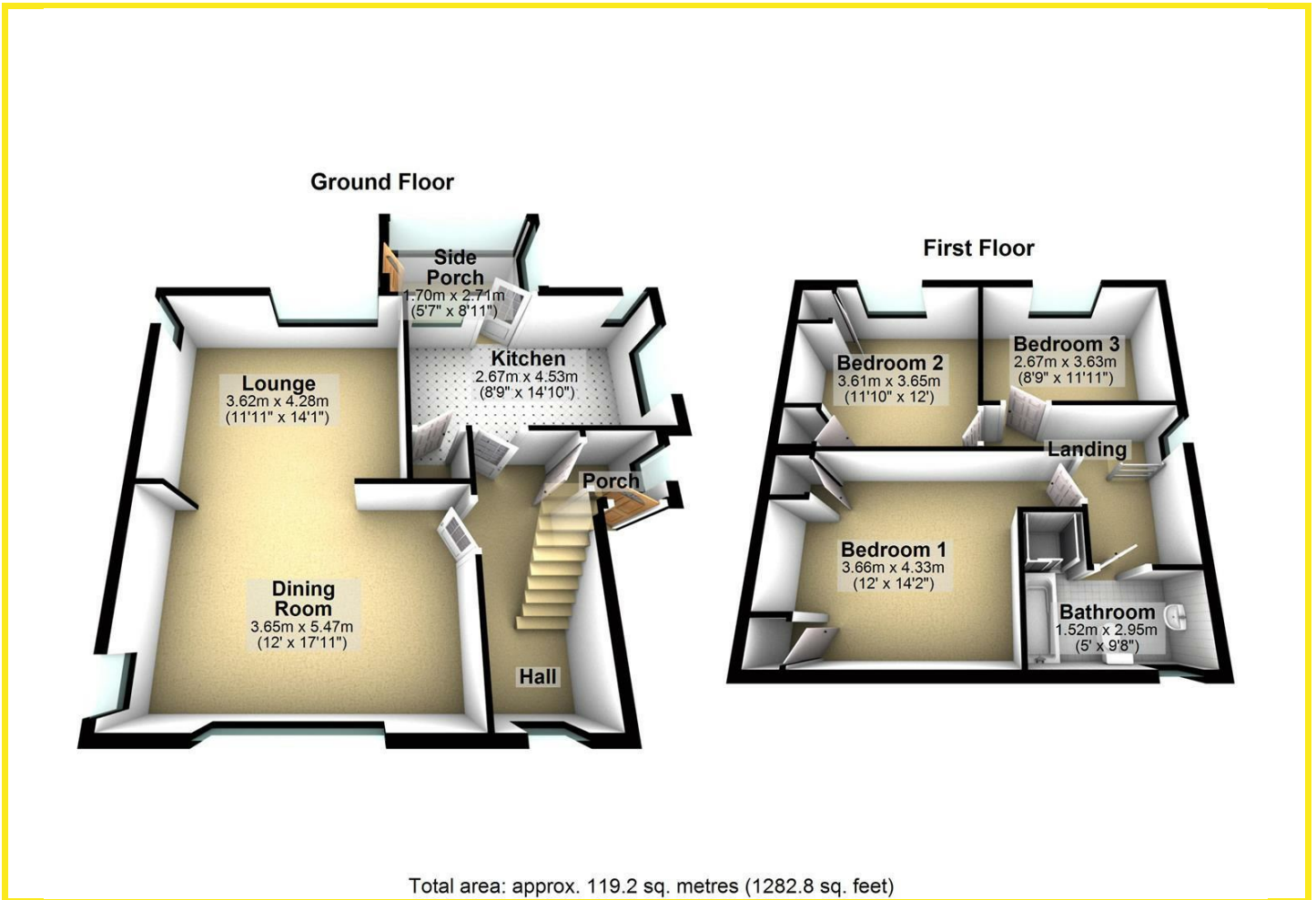
Whether you are looking to create your dream home, accommodate animals, or simply enjoy the great outdoors, this property offers a unique canvas to realise your vision. Don't miss the chance to explore the possibilities that this exceptional plot has to offer in the sought-after village of Garforth.

<https://leedslocalplanoutereast.commonplace.is/en-GB/proposals/v3/LPS00024?step=step1>

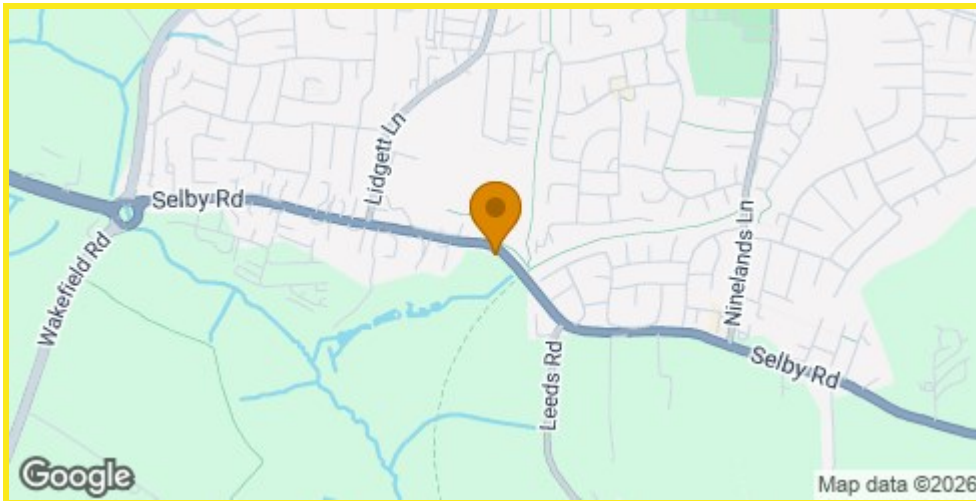




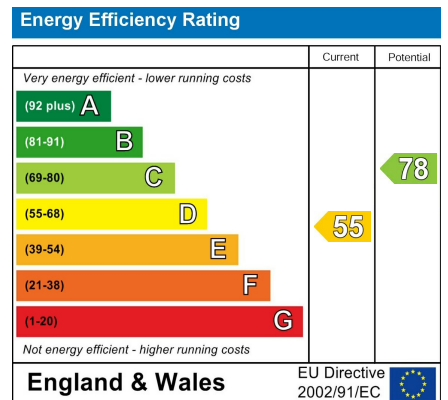
Floor Plan



Area Map



Energy Efficiency Graph



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 <https://www.mdobson.co.uk>