

Mike  
**Dobson**



**16 Athlone Rise**  
Garforth, Leeds, LS25 2LU

**£599,995**

# 16 Athlone Rise

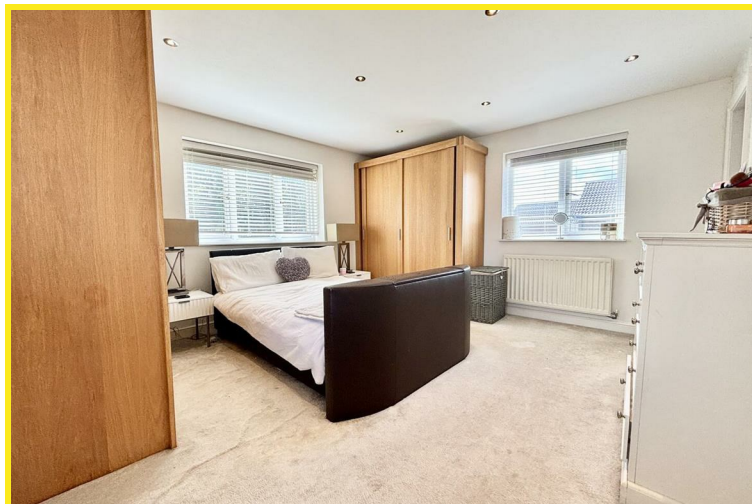
Nestled in the sought-after estate of East Garforth, Athlone Rise presents a truly exceptional opportunity for family living. This impressive extended detached house is situated in a peaceful cul-de-sac, ensuring a tranquil environment while still being conveniently close to local amenities.

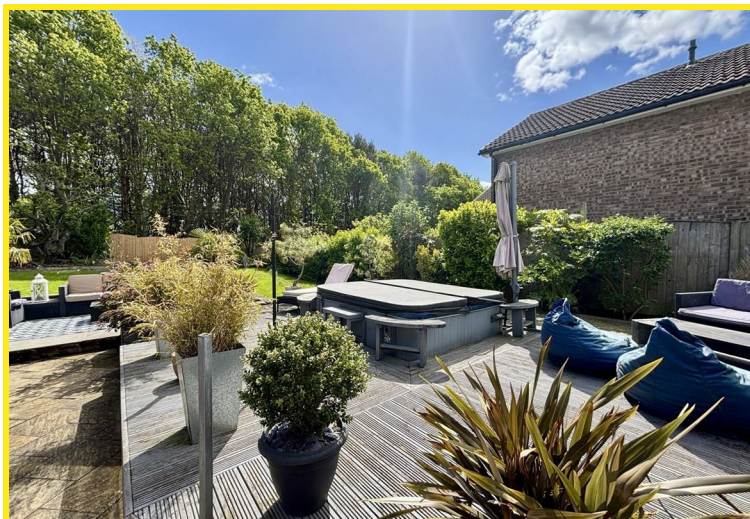
Boasting five spacious bedrooms, this home is designed to accommodate families of all sizes. The ground floor features three well-appointed reception rooms, including a welcoming lounge and a large second reception room currently serving as a bar and games area. This versatile space also includes a study and a conservatory, perfect for relaxation or entertaining guests. The open-plan kitchen and dining area is a highlight, showcasing a modern fitted kitchen complete with integrated appliances. A door leads to a rear porch and utility area, which houses an integrated washing machine and dryer, adding to the practicality of the home.

The first floor is thoughtfully designed, with a separate staircase leading to the main bedroom, which boasts an impressive five-piece en-suite bathroom. The remaining four bedrooms are generously sized and share a family shower room, ensuring comfort for all family members.

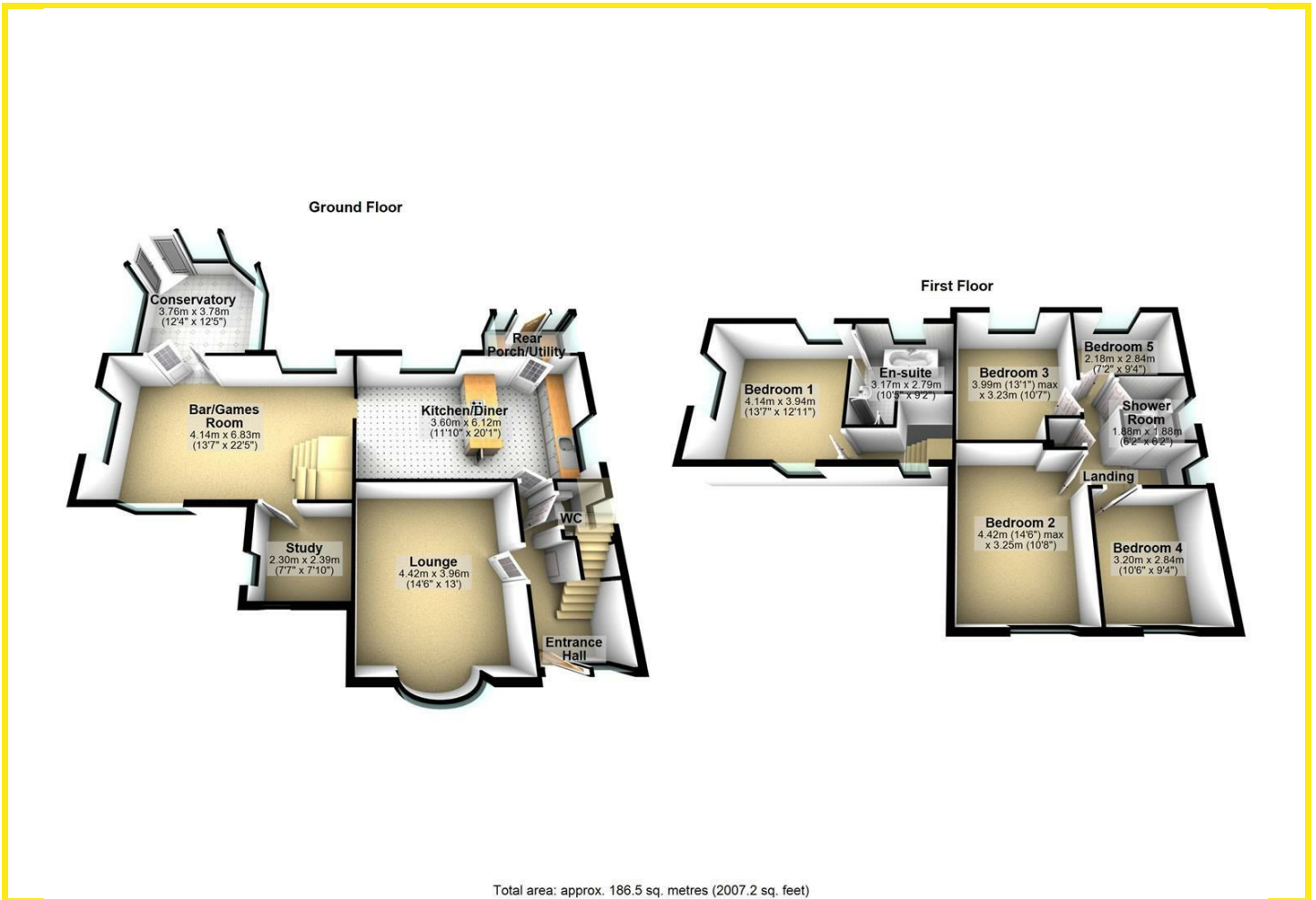
Outside, the property offers ample off-road parking with a brick-paved driveway, leading to a detached double garage equipped with power and light. The landscaped rear garden is a true oasis, featuring decked and patio seating areas alongside a well-maintained lawn, providing a lovely and private space for outdoor enjoyment.

With no onward chain, this remarkable property is ready for its new owners to move in and make it their own. Athlone Rise is a rare find, combining spacious living with a serene setting, making it an ideal choice for those seeking a family home in Garforth.





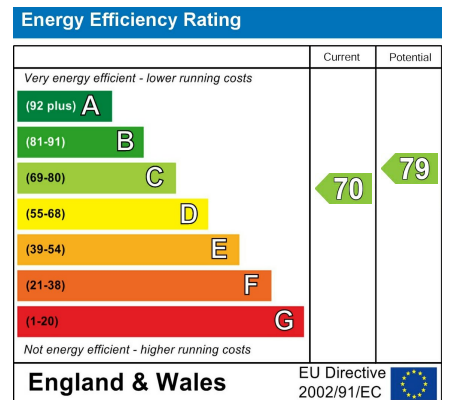
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the fifth turning off on the right hand side on to Sturton Lane. Follow Sturton Lane, taking the seventh turn off on the left hand side on to Ludlow Avenue. Athlone Rise is then the second turning off Ludlow Avenue on the right hand side.

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](mailto:headoffice@mDOBSON.CO.UK) <https://www.mDOBSON.CO.UK>