

Mike
Dobson



31 Green Lane

Garforth, Leeds, LS25 2AF

£319,995

31 Green Lane

An excellent opportunity to purchase a beautifully presented show home standard four bedroom, two bathroom detached family home set over three floors within close proximity to all local amenities with Garforth. The accommodation briefly comprises entrance hall, guest WC, lounge/diner, kitchen, first floor landing, bedroom two, bedroom three, bedroom four, bathroom/WC, second floor landing, bedroom one, dressing area and en-suite shower room. In addition the property was built to a high standard just three years ago and has PVCu double glazed windows including bay window to the kitchen, composite front entrance door, bi-folding doors from the lounge/diner leading out to a paved patio seating area in the rear garden, gas fired central heating with Hive heating system, oak internal doors leading to all rooms, stunning modern kitchen with breakfast bar, four ring gas hob, stainless steel extractor hood over, built in oven, integrated fridge freezer, integrated dishwasher and integrated washing machine. Hanging rail and shelving to dressing area in bedroom one. Three piece white bathroom suite with Monsoon over the bath and shower screen. Alarm system. Outside to the front of the property is a fully enclosed by brick boundary and fencing wall which has a lawned garden and paved pathway leading to the front door. To the side of the property is a tandem tarmac driveway providing off road parking for two vehicles. To the rear of the property is a split level fully enclosed garden being paved to the lower level and lawned to the upper level. We do recommend an early viewing to fully appreciate the high specification the property has for sale.





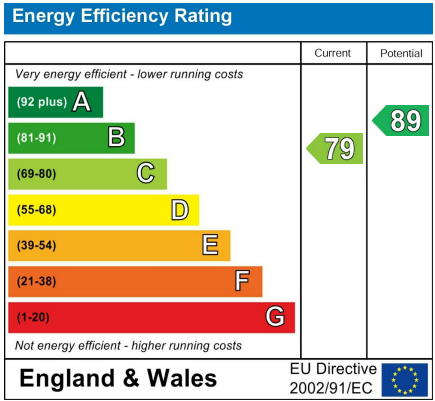
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left on to Main Street and proceed ahead. After the 'zebra crossing' turn left onto Church Lane. Continue to the top of Church Lane and at the 'T' junction turn right on Ninelands Lane and Green Lane is the first turning on the left.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.