

Mike
Dobson



57 Scholars Gate

Garforth, Leeds, LS25 1BF

Chain Free £250,000

57 Scholars Gate

****BEING OFFERED FOR SALE WITH NO ONWARD CHAIN****

We are delighted to bring to the market this three-bedroom mid-town house, situated on a small development of similar houses and within walking distance to Garforth Academy high school, Garforth Main Street and having easy access to the train station and the A1/M1 motorway. The accommodation which is spread over three floors briefly comprises entrance hall, ground floor cloaks, dining kitchen, the first-floor landing leads to the lounge and master bedroom which has an en-suite shower room, the second-floor landing leads to two further bedrooms and family bathroom. In addition, the property benefits from PVCu double glazing and gas central heating, the current vendor had a new boiler and double oven fitted in October 2022, fitted kitchen with built in oven, hob and extractor and French doors leading to the rear garden, the spacious first floor lounge has a Juliet balcony, master bedroom having a range of fitted wardrobes and the three piece en-suite shower room,, there are a further two double bedrooms to the second floor with a modern three piece white bathroom suite. Externally there is a driveway which provides off road parking and leads to the integral garage, which has two doors - an up-and-over front door and an electric/remote control roller door to the rear. The rear garden is fully enclosed with an Indian stone paved patio seating area and a gravelled garden with mature shrubs. An early viewing is essential to avoid disappointment.

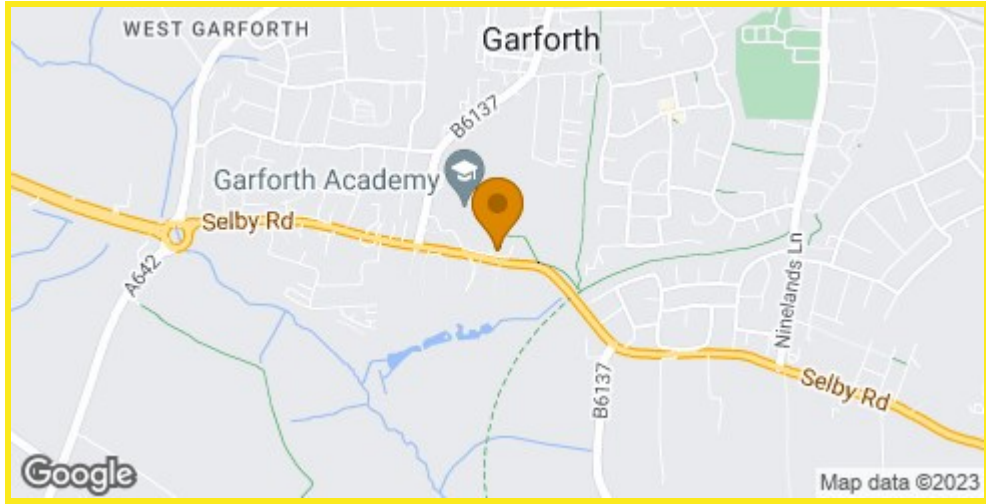




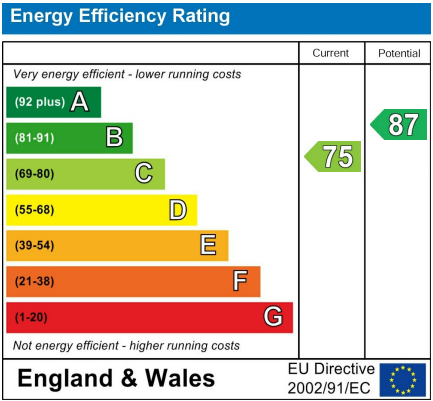
Floor Plan



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 at the head of the cul- de-sac on a small private road.