

Mike
Dobson



63 Scholars Gate
Garforth, Leeds, LS25 1BF

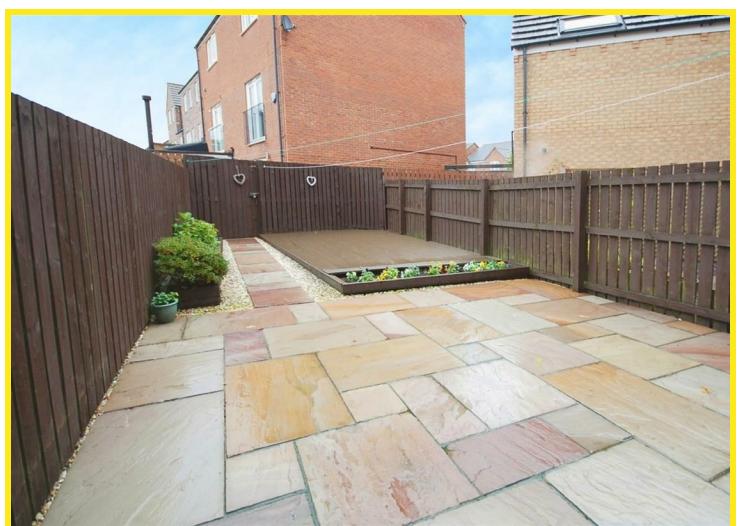
£275,000

63 Scholars Gate

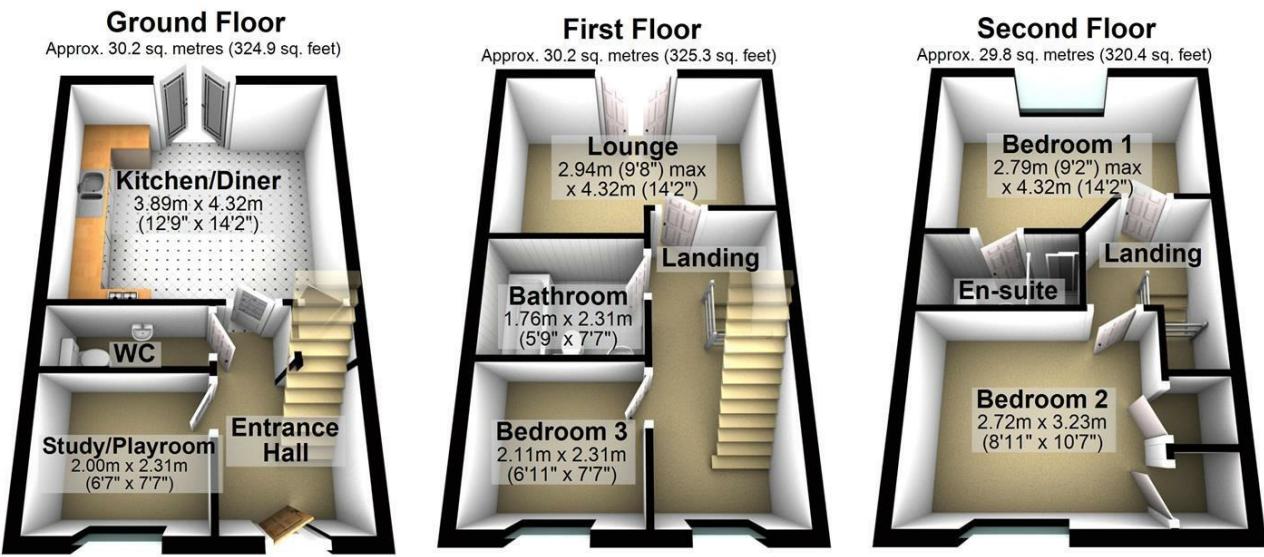
An opportunity has arisen to purchase this immaculately presented three bedroom townhouse over three floors, situated on this popular development in Garforth. The property is within walking distance to local shops, schools (including Garforth Academy) and public transport links as well as having easy access to the A1/M1 motorway. The accommodation briefly comprises: entrance hall, study/playroom, ground floor WC, kitchen/diner, lounge to the first floor, bathroom/WC and bedroom three with a further two double bedrooms to the second floor, one being the main bedroom with an en-suite shower room. In addition, the property has PVCu double glazed windows including two sets of French doors, one to the kitchen/diner leading to the rear garden and one opening to a Juliette balcony in the lounge, a new composite front entrance door. Hive gas central heating, the boiler is located in a kitchen cupboard and the tank is located in a storage cupboard upstairs in front bedroom. Modern fitted kitchen with four ring electric hob and extractor over, built in electric oven, plumbing for a washing machine and dishwasher and space for fridge freezer, Quartz flooring throughout the entrance hall, WC and kitchen/diner. Three piece white bathroom suite to the family bathroom comprising rectangular panelled bath, pedestal wash basin and low flush WC. Access point to the loft from the second floor landing with pull down ladder and being part boarded. A three piece white suite to the en-suite comprising independent shower cubicle, pedestal wash basin and low flush WC. Burglar alarm. Outside, the front of the property is laid with an Indian stone pathway to the front door. To the rear is a private and enclosed garden having Indian stone paved seating area and decking with shrub beds to the border, outside electric points and water tap. An early viewing is highly recommended.



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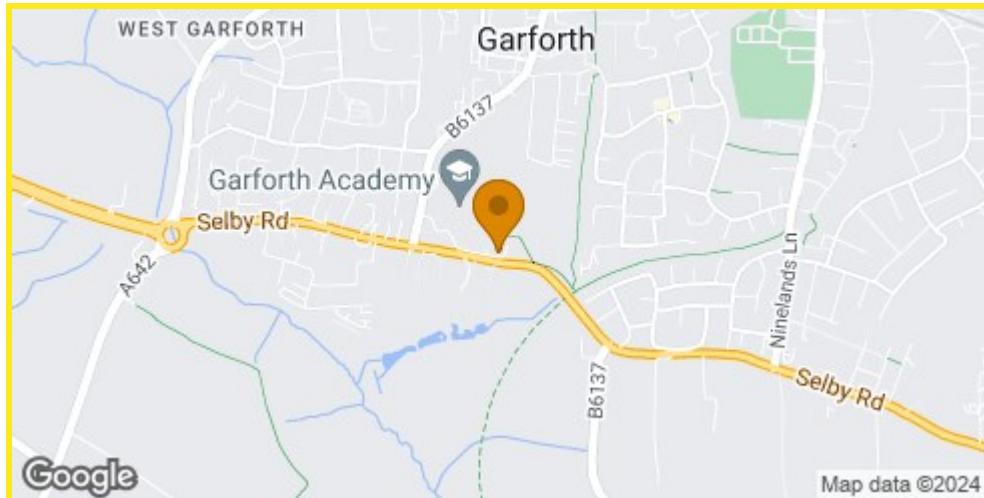


Floor Plan

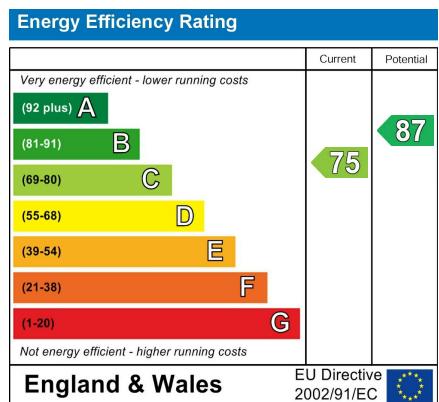


Total area: approx. 90.2 sq. metres (970.7 sq. feet)

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

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>