

Mike
Dobson



3 Appleby Lane

Garforth, Leeds, LS25 2LT

£220,000

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Nestled in the charming Appleby Lane of Garforth, Leeds, this delightful semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two inviting double bedrooms, ideal for a small family or those in need of a guest room or home office.

One of the highlights of this lovely home is the sleek high gloss kitchen which is a chef's dream, equipped with an eye-level double electric oven, induction hob, and extractor fan, making meal preparation a joy. There is a three piece white bathroom suite comprising rectangular panelled bath with shower over and side screen, vanity wash basin with cupboard below and low flush WC. The oak internal doors add a touch of elegance and warmth throughout the house, creating a welcoming atmosphere.

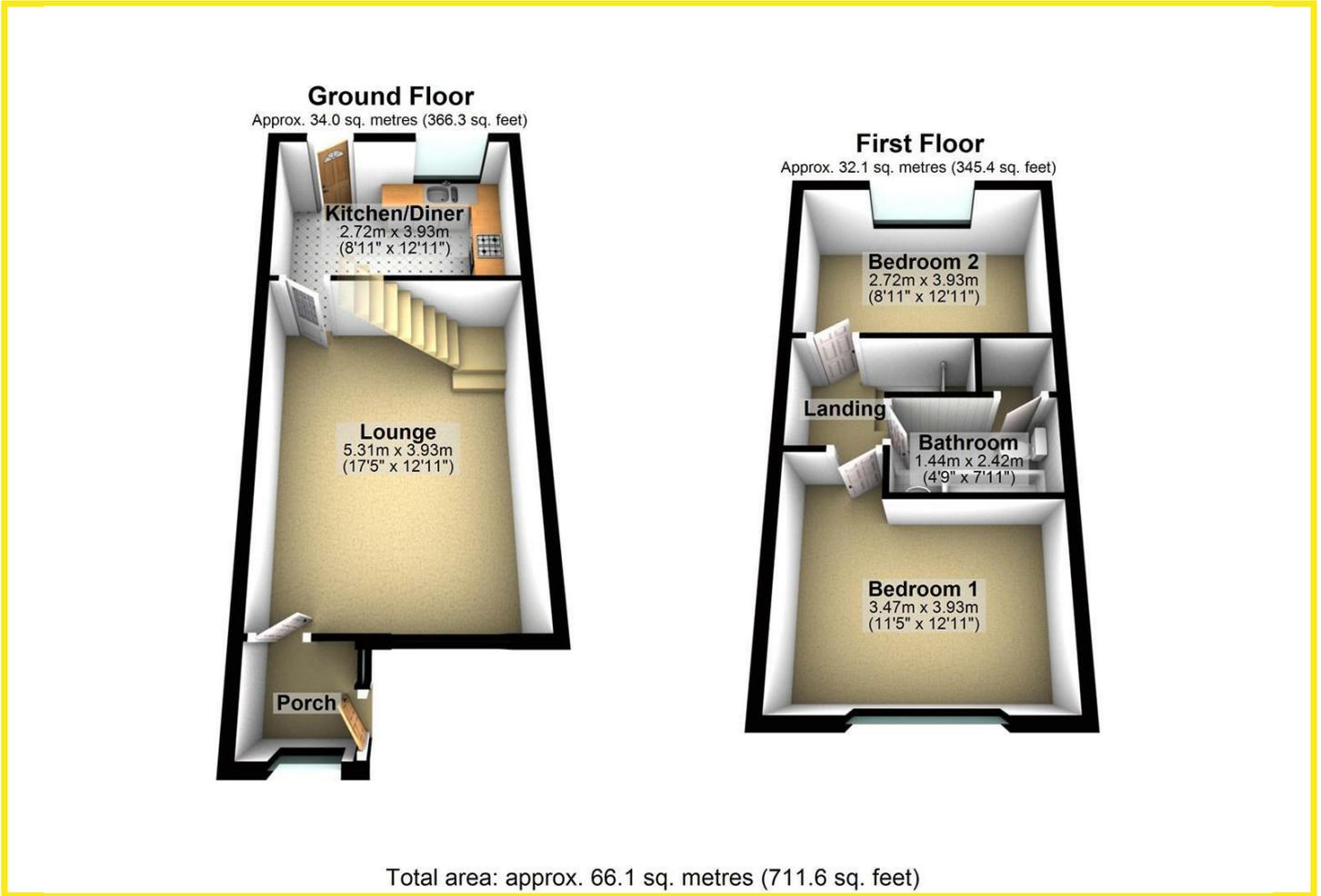
Parking is a breeze with off-road space for 3-4 cars, a rare find in this bustling area. The recent addition of a new Worcester Bosch combination boiler as well as new PVCu double glazed windows to the front elevation and bathroom ensures efficient heating, providing comfort during the colder months.

Don't miss the opportunity to make this house your home - book a viewing today and envision the possibilities that await in this inviting abode on Appleby Lane.

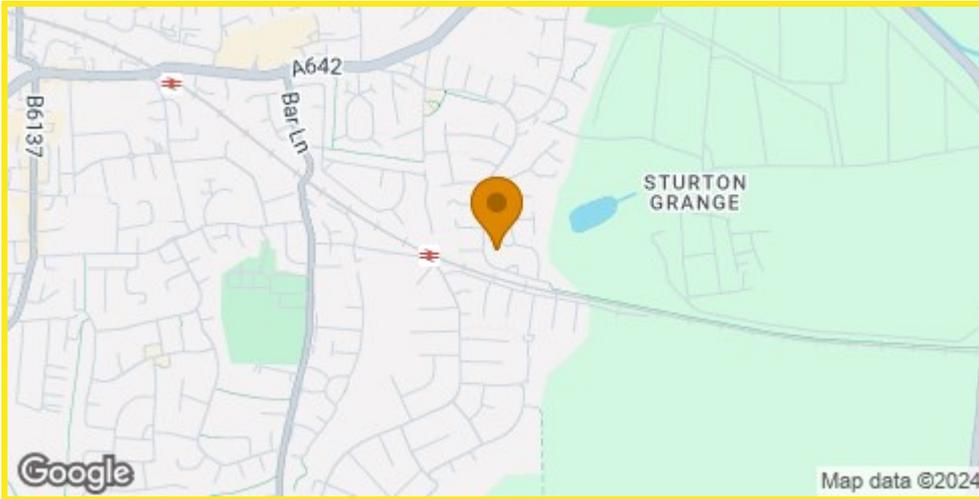




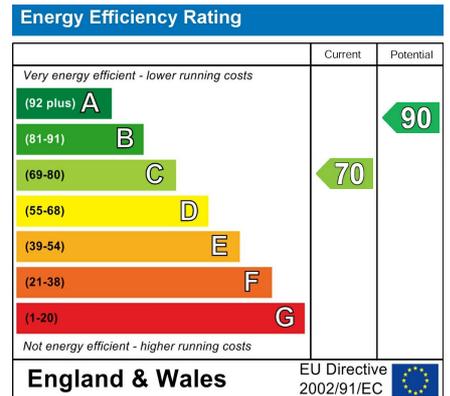
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Office on Main Street turn right and continue ahead to the top of Main Street, Garforth. At the traffic lights turn right onto Aberford Road and proceed ahead, over the railway bridge and then take the continue along. Take the right fork on to Sturton Lane and New Sturton Lane. Take the seventh turn left on to Ludlow Avenue and then turn right on to Appleby Lane where the property can be found on the left hand side as indicated by the agents board.

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.

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