

Mike

Dobson



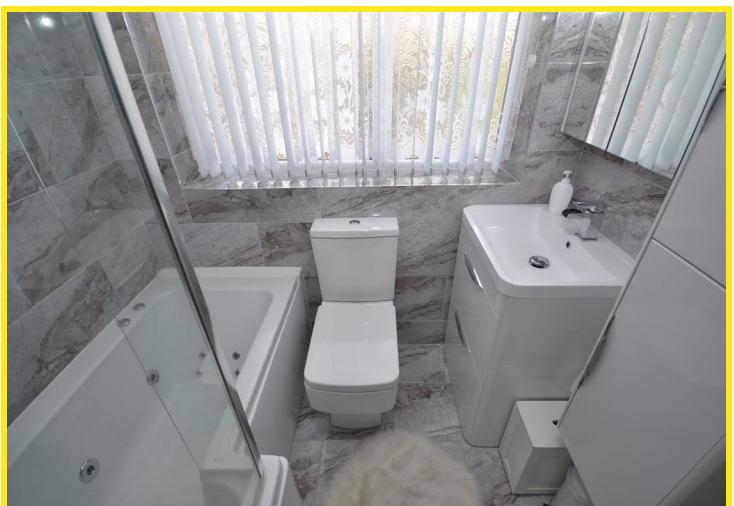
8 Richmond Way
Garforth, Leeds, LS25 1HT

Chain Free £280,000

8 Richmond Way

A stunning & immaculate two bedroom detached bungalow situated on a corner plot, in a cul-de-sac street, on the Grange Estate within Garforth and having no onward chain. The accommodation briefly comprises entrance hall, kitchen, lounge/diner, inner hallway, bedroom one, bedroom two, bathroom/W.C. In addition the property has had all new PVCu windows including bay window to the lounge/diner, composite entrance door, gas fired central heating with combination boiler, newly installed gas fire with electric lighting to Marble fireplace, beautiful cream high gloss handle-less fitted kitchen with under unit and recessed lighting having gas hob, extractor hood over, built in electric oven, integrated 70/30 fridge/freezer, integrated washer/dryer, and tiled flooring with underfloor heating, lounge/diner having dimmable spotlights over the dining area, access point to the loft in the inner hallway having pull down ladders and housing the combination boiler, modern three piece white bathroom suite comprising vanity wash basin with two drawers below, low flush W.C., and 'p' shaped Whirlpool bath with rain mains power shower over and additional hand held shower head, fully tiled walls, tiled flooring with underfloor heating, and panelled washable ceiling. The property also has an alarm system. Outside, to the front of the property is an enclosed neat lawned garden with conifer hedge to the border. To the rear and side of the bungalow is a well presented, fully enclosed recently landscaped garden with Indian stone paving to different levels, raised plant borders with plum slate, security sensor lights, outside water tap and double power socket. There is a single driveway which provides off road parking for one vehicle and the driveway leads to a detached garage with new up and over door. The garage has a pitched roof, power and light inside.

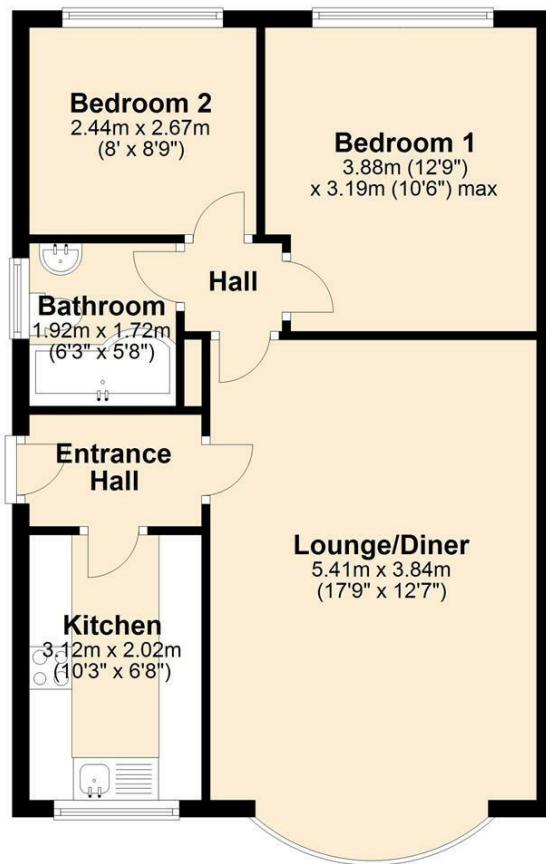
Council Tax band D.





Floor Plan

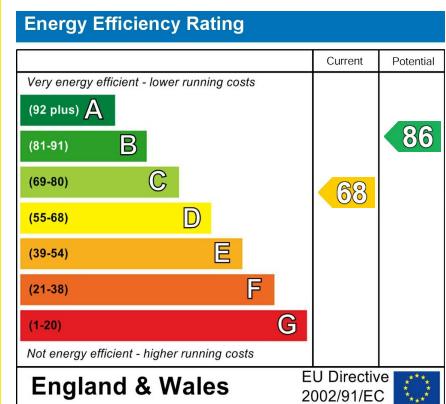
Ground Floor



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Follow Ninelands Lane and take the third turning off on the left hand side on to Derwent Avenue. Richmond Way is then the fourth turning left off Derwent Avenue. Alternatively from Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Take the second turning right off Church Lane on to Grange Avenue, then third left on to Derwent Avenue. From this direction Richmond Way is the fourth turning off

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