

Mike  
**Dobson**



**26 Lowther Grove**  
Garforth, Leeds, LS25 1EN

**£270,000**

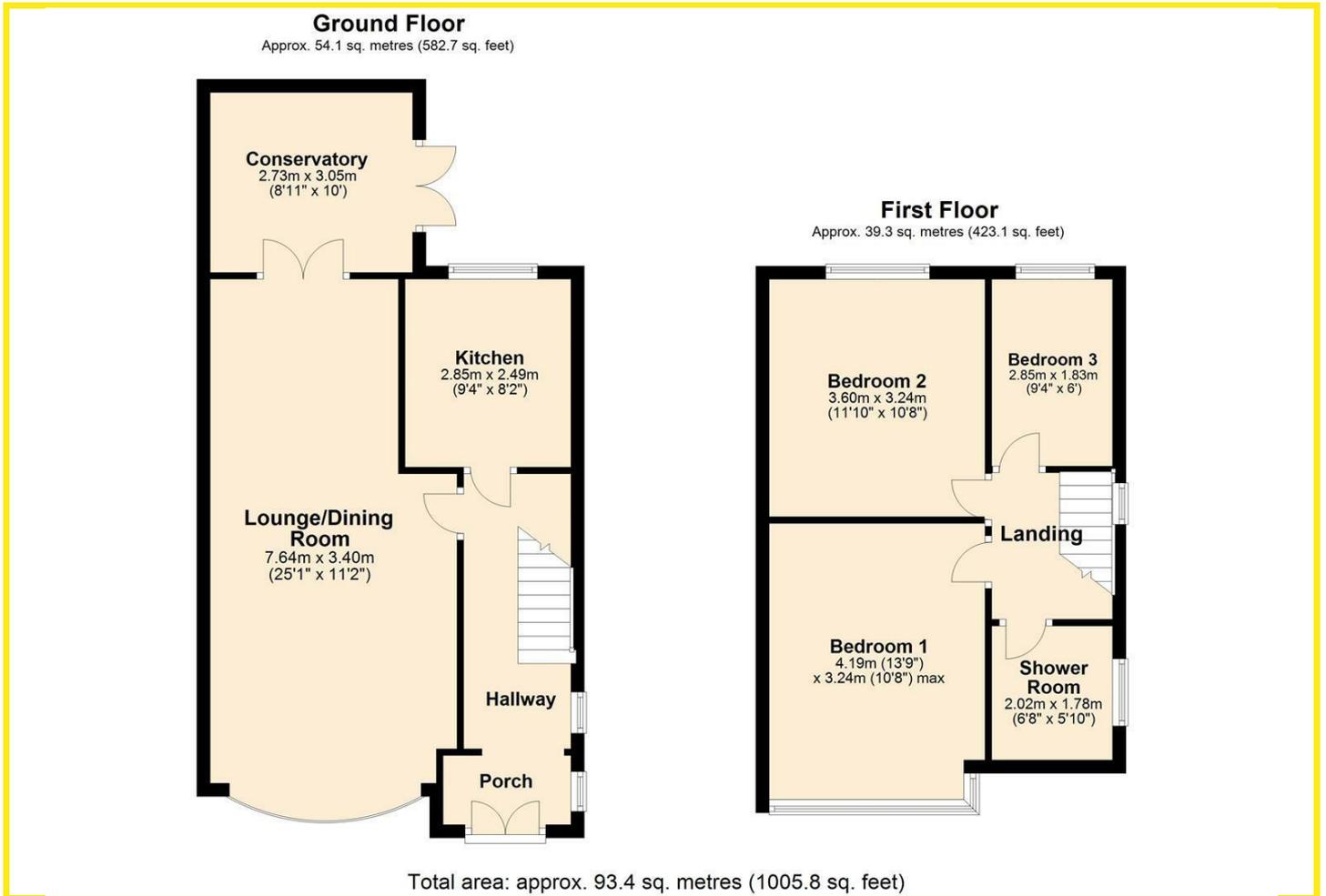
## 26 Lowther Grove

An exciting opportunity to purchase a spacious three bedroom semi-detached property located on the Lowther's and within walking distance to Garforth Main Street and all other local amenities. Being sold with no onward chain, the accommodation briefly comprises entrance porch, entrance hall, lounge/dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, and shower room/WC. In addition the property has PVCu double glazed windows and entrance doors, brick and PVCu double glazed conservatory with insulated roof, gas central heating with combination boiler located in a storage cupboard in the conservatory, fitted kitchen with built in oven, hob and extractor, fitted wardrobes to two bedrooms, modern white shower room with double shower cubicle, vanity wash basin with cupboard below, low flush WC. Externally, to the front of the property is a low maintenance garden with wrought iron gates and paved driveway leading to a larger than average detached brick garage with up and over door, power and lighting. To the rear of the property is a good sized garden with paved patio seating areas, artificial lawn and shrub beds, the property backs onto fields to the rear,





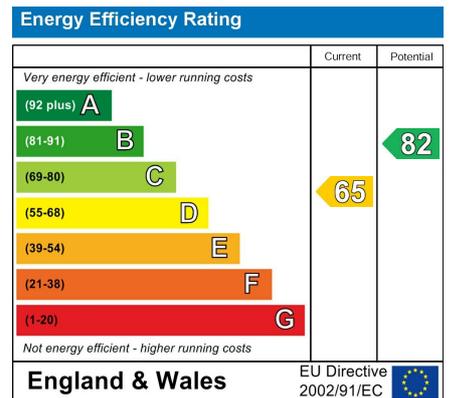
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by the Community College. After passing the College on the right hand side, take the first turning right on to Lowther Road. Lowther Grove is then the first turning right off Lowther Road.

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

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