

Mike
Dobson



4 Glamis Close

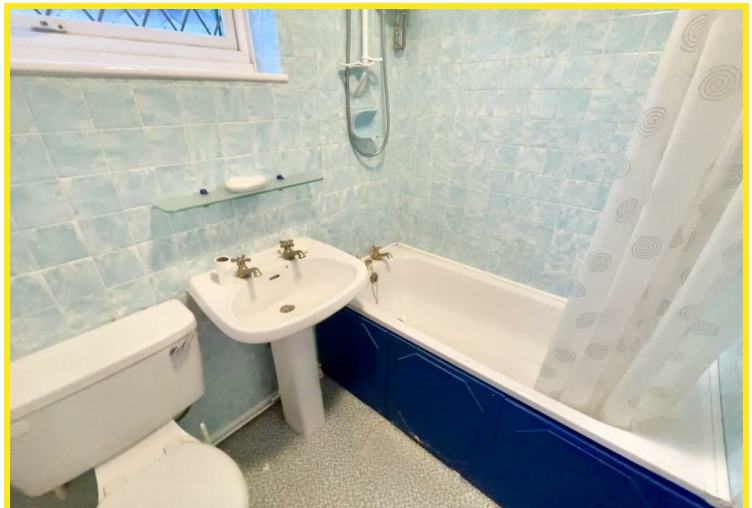
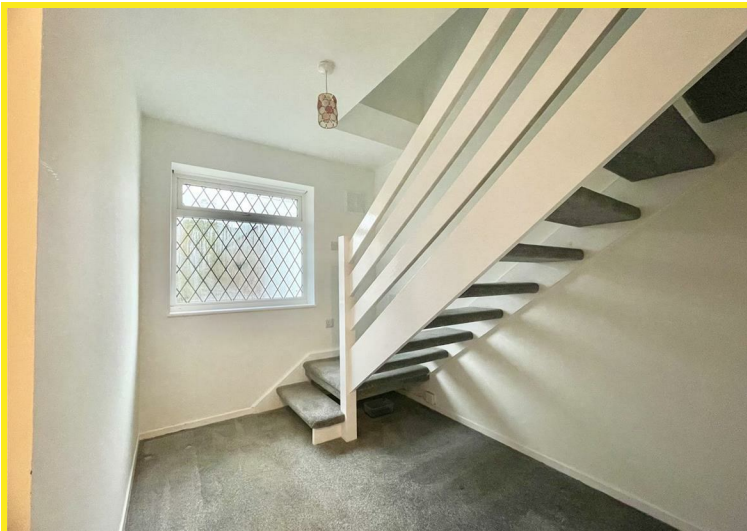
Garforth, Leeds, LS25 2NQ

Offers Over £205,000

4 Glamis Close

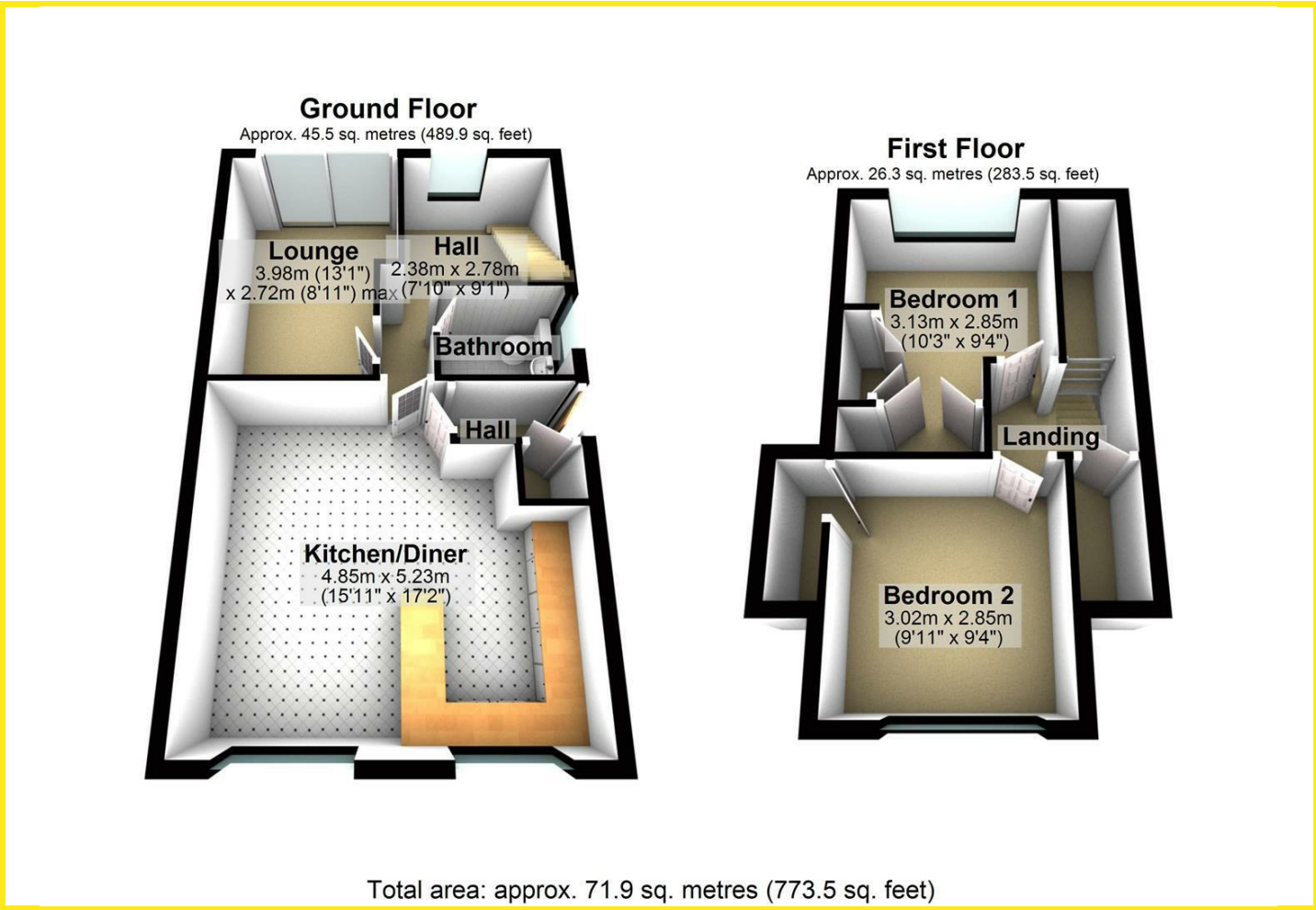
****CHAIN FREE ****

A SPACIOUS TWO BEDROOM BUNGALOW within a CUL-DE-SAC LOCATION towards the East of Garforth and within CLOSE PROXIMITY TO ALL LOCAL AMENITIES INCLUDING EAST GARFORTH TRAIN STATION. The accommodation briefly comprises entrance hall, KITCHEN/DINER, inner hallway, lounge (previously used as a bedroom by the current owners), bathroom, office/access to first floor landing, first floor landing, bedroom one and bedroom two. In addition, the property has PVCU DOUBLE GLAZED WINDOWS including newly fitted French doors, PVCU DOUBLE GLAZED SIDE ENTRANCE DOOR, gas fired central heating with new combination boiler and radiators with Hive, FITTED KITCHEN with HOB, BUILT IN OVEN, AND TO INCLUDE THE FRIDGE/FREEZER AND WASHER IF REQUIRED, FITTED WARDROBES TO BEDROOM ONE and STORAGE CUPBOARD TO BEDROOM TWO. The property has also had all electrics checked and replaced/repaired where needed and a full re-decoration throughout. Externally, to the front of the property is a lawned garden with plants and shrubs to the border. There is a LONG DRIVEWAY WHICH PROVIDES OFF ROAD PARKING FOR MULTIPLE VEHICLES. The driveway leads to a DETACHED GARAGE which has an up and over door, power and light inside. There is an outside tap to the side of the property. To the rear of the property is a PAVED PATIO SEATING AREA with steps leading up to the lawned garden with plants and shrubs to the border. There is also a GREENHOUSE and water butt to the rear of the garage.





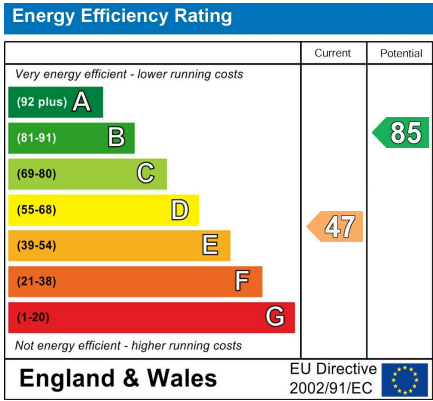
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn right and proceed to the traffic lights at the top of Main Street. Turn right on to Aberford Road and continue over the railway bridge. Follow Aberford Road and take the fourth turn right on to Sturton Lane and then on to New Sturton Lane. Take the fifth turn left on to Braemar Drive and then first left on to Glamis Close.

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.