

Mike

**Dobson**



**71 Ringway**

Garforth, Leeds, LS25 1BZ

**£250,000**

# 71 Ringway

Being sold with no onward chain is a three bedroom extended semi-detached house located within walking distance to Garforth Main Street and local primary and high schools.

The accommodation is in need of modernisation and briefly comprises; lounge, dining area, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, and separate W.C.

In addition the property has PVCu double glazed windows, gas fired central heating with combination boiler being located in the bathroom cupboard, storage cupboard to kitchen and dining area, access to the loft which is fully insulated and partly boarded and fitted wardrobes to all bedrooms.

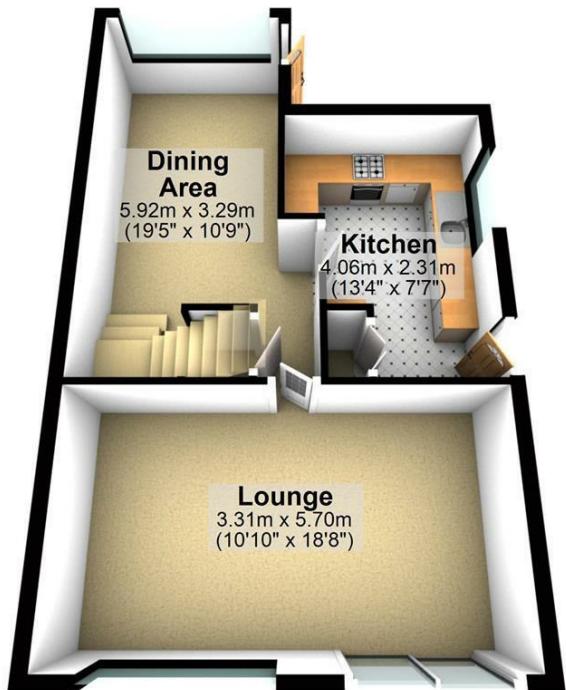
Externally, to the front of the property is a low maintenance garden with paving and some flowers and shrubs. A driveway provides off road parking and leads to a detached garage with up and over door. Inside the garage there is a window, power and light. There is an outside tap to the side of the property and outside lighting to all sides of the property. To the rear of the property is a fully enclosed low maintenance garden with some shrubs to the borders.





## Floor Plan

### Ground Floor



### First Floor

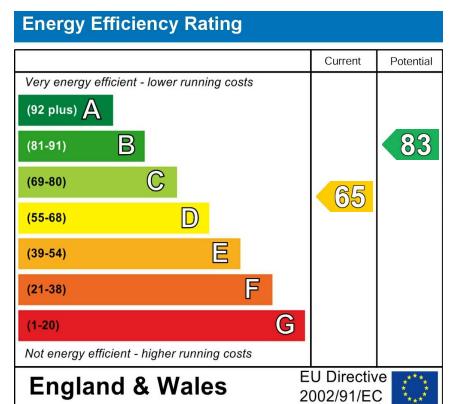


Total area: approx. 90.1 sq. metres (970.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by the Community College. Ringway is the first turning off Lidgett Lane on the left hand side. Alternatively at the Old George roundabout at the junction of the A63 and A642 turn towards Garforth on the A642. From this direction Ringway is the first turning off on the right hand side.

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