

Mike
Dobson



10 Ninelands Lane
Garforth, Leeds, LS25 2BY

£460,000

10 Ninelands Lane

Nestled on Ninelands Lane in the charming town of Garforth, Leeds, this extended detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a welcoming and functional living space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The fitted dining kitchen is a highlight, featuring a range of integrated appliances and French doors that open into a delightful conservatory, allowing natural light to flood the area and creating a seamless connection to the outdoors.

The property boasts a modern gas central heating system, with a new combination boiler installed in October 2024, ensuring warmth and efficiency throughout the colder months. The exterior of the home is equally impressive, featuring a concrete imprint in-and-out driveway that leads to an integral garage, providing both convenience and security.

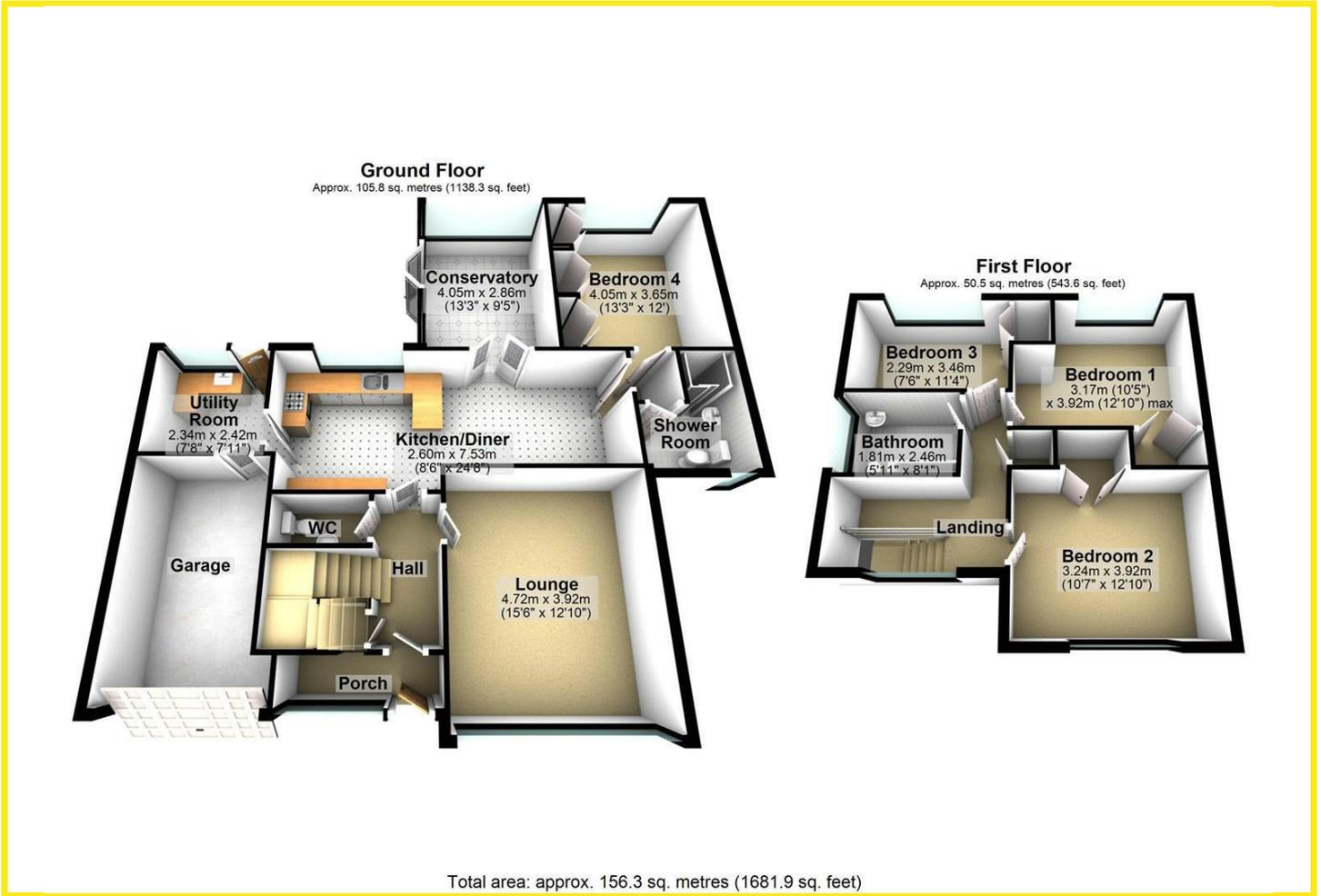
The good-sized southwest-facing rear garden is a true gem, offering a paved seating area perfect for al fresco dining and a well-maintained lawn for children to play or for gardening enthusiasts to enjoy.

Situated close to local shops, schools, and public transport, this home is also within easy reach of the A1/M1 motorway and Garforth train station, making it an excellent choice for commuters. This property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this wonderful family home your own.

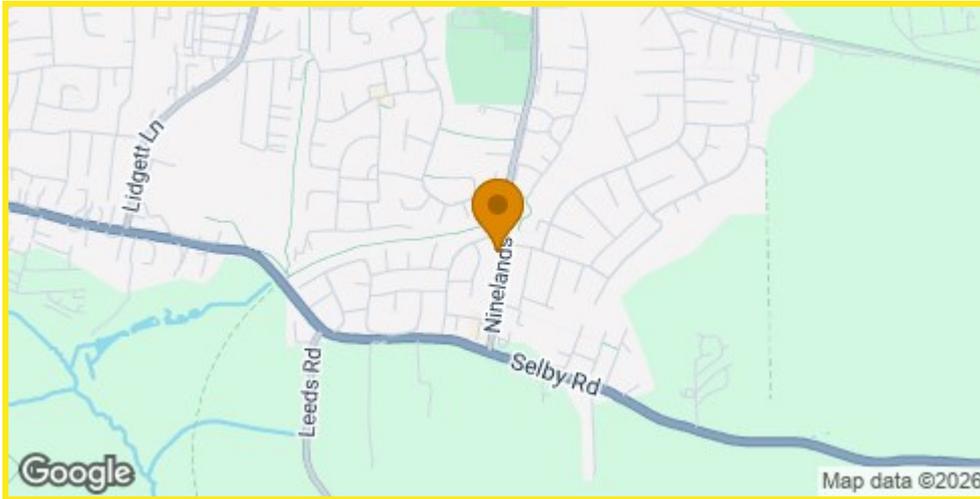




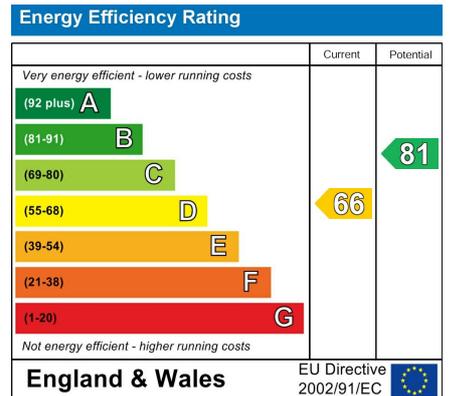
Floor Plan



Area Map



Energy Efficiency Graph



Directions

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>