

Mike  
**Dobson**



**22 Ninelands Lane**  
Garforth, Leeds, LS25 2BY

**£425,000**



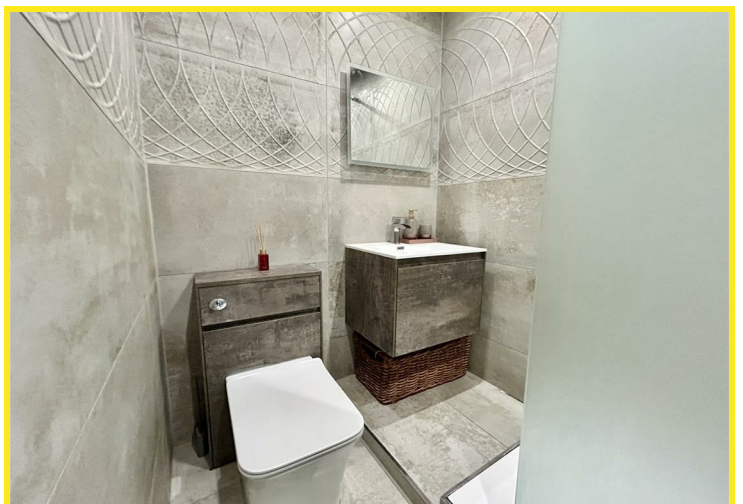
## 22 Ninelands Lane

An opportunity has arisen to purchase this beautifully presented extended five bedroom detached bungalow, having been extensively renovated by the current owners and situated within close proximity to local shops, schools and public transport facilities including Garforth train station and within easy reach of the A1/M1 motorway.

The accommodation briefly comprises of, entrance hall, open plan lounge, breakfast kitchen & dining room, five bedrooms with en-suite to the master bedroom and house bathroom. In addition the property has gas central heating, PVCu double glazing throughout, modern re-fitted breakfast kitchen with a range of high gloss units to high and low level, quartz work surfaces with sink and mixer tap, twin eye level electric ovens and twin microwave ovens, integrated dish washer and space for large American style fridge freezer, centre island/breakfast bar incorporating four ring gas hob with extractor over. The extended dining area has a lantern ceiling and bi-fold doors leading to rear garden with separate utility room off. There are large double wardrobes to bedroom one and re-fitted fully tiled en-suite shower room. The main bathroom also has a re-fitted three-piece suite with freestanding oval bath. The property also benefits from solar panels. Southwest facing garden.

Outside to the front is an established lawned garden and a brick paved driveway providing off road parking. Enclosed garden to the rear being mainly lawned and with patio seating area and benefitting from a southwest facing aspect. The current owner has acquired planning permission to create an in-and-out driveway with garage - further information available on request.

We strongly recommend an early inspection to avoid disappointment.

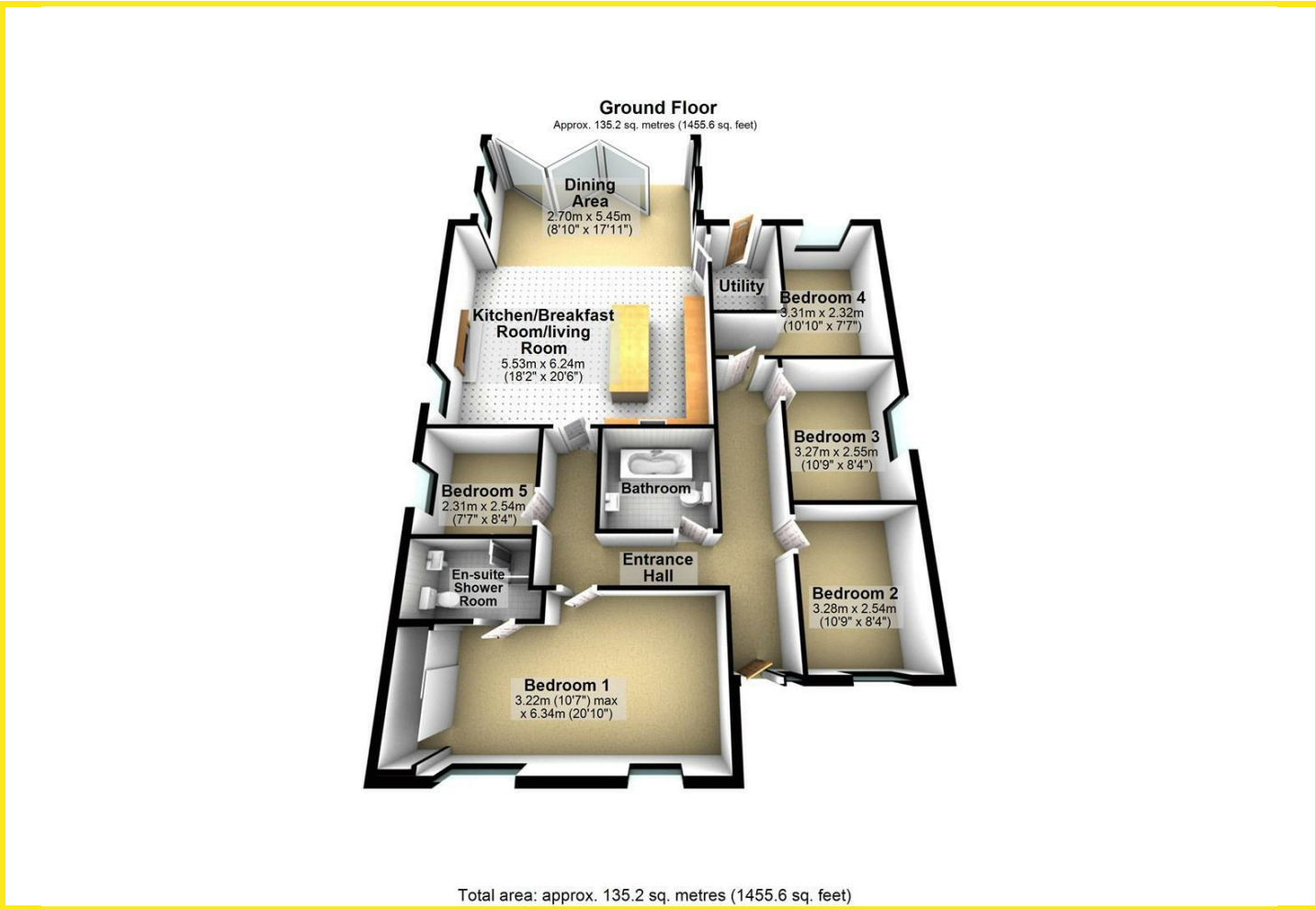




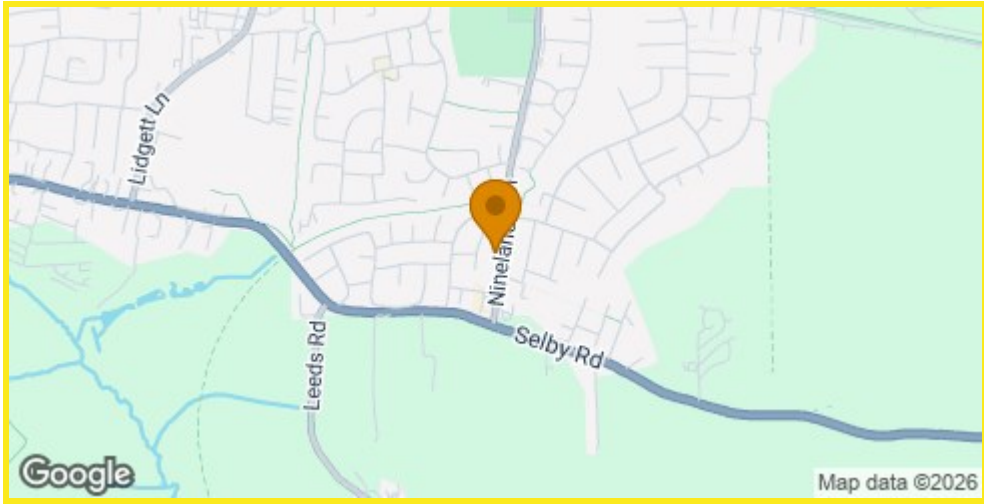




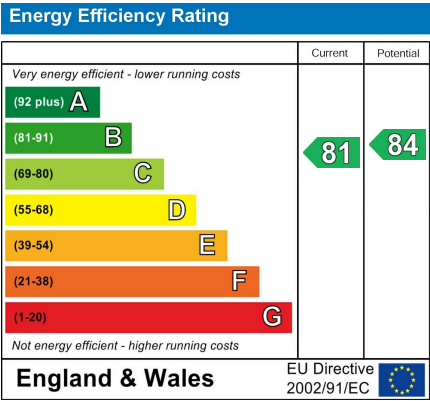
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Alternatively from Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. Turn right on to Ninelands Lane. Continue along Ninelands Lane for approximately half a mile where the property can be found on the right hand side.

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