

Mike
Dobson



2b Coupland Road
Garforth, Leeds, LS25 1AD

£170,000

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*** NO ONWARD CHAIN ***

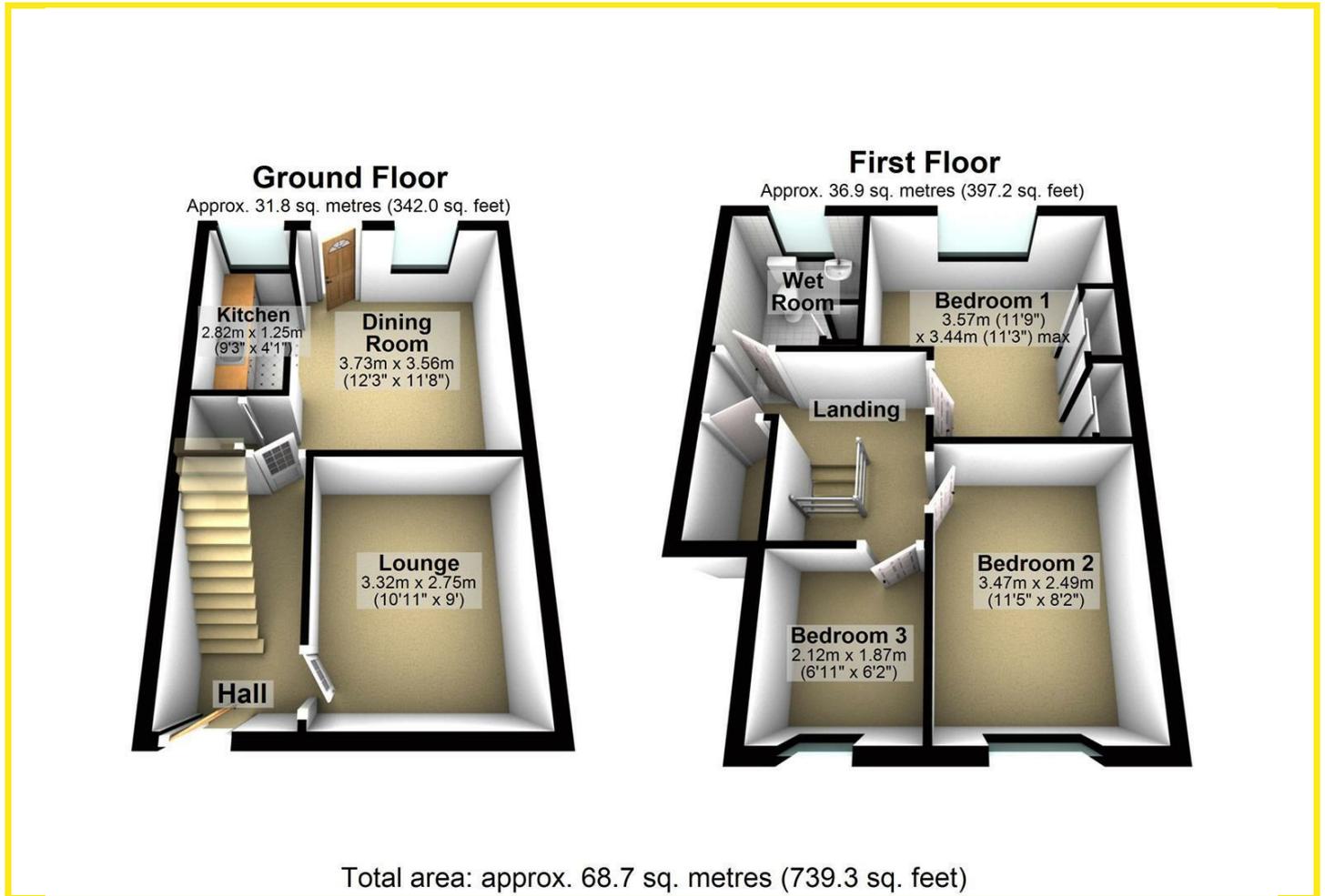
A three bedroom mid-terrace property SITUATED JUST OFF GARFORTH MAIN STREET, WITHIN WALKING DISTANCE TO LOCAL SHOPS, SCHOOLS AND HAVING EASY ACCESS TO GARFORTH TRAIN STATION as well as the A1/M1 MOTORWAY. The accommodation briefly comprises: lounge, DINING ROOM BEING OPEN PLAN TO THE KITCHEN, THREE BEDROOMS AND WET ROOM. In addition, the property has PVCU DOUBLE GLAZED WINDOWS AND ENTRANCE DOORS, GAS CENTRAL HEATING WITH WORCESTER BOSCH BOILER, handy storage cupboards to the dining room, landing and wet room. solar panels. Outside, to the front of the property is a paved area with shrub beds and shared pathway with the neighbouring property leading to the front door and shared passage way with the neighbouring property to the back. To the rear is a PRIVATE AND ENCLOSED GARDEN BEING MAINLY PAVED WITH RAISED FLOWER BEDS.

The property does require modernisation with has been reflected in the price.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Garforth office turn right on to Main Street. Continue along with Coupland Road is the first turn left.

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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