

Mike
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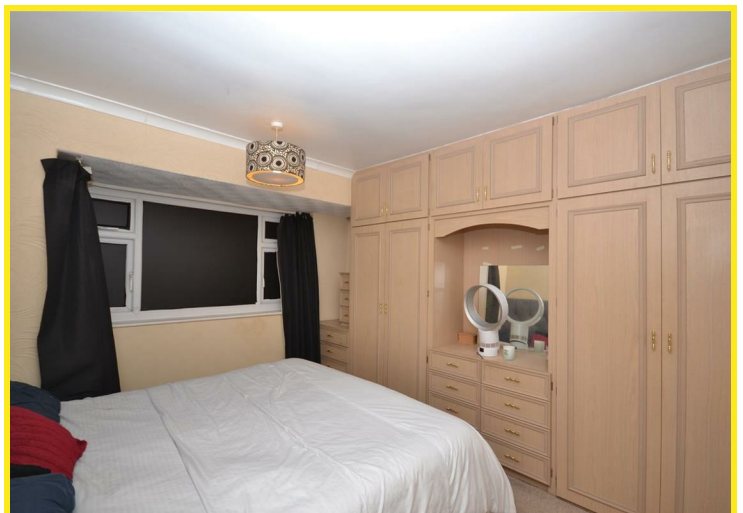


42 Lowther Grove
Garforth, Leeds, LS25 1EN

Guide Price £260,000

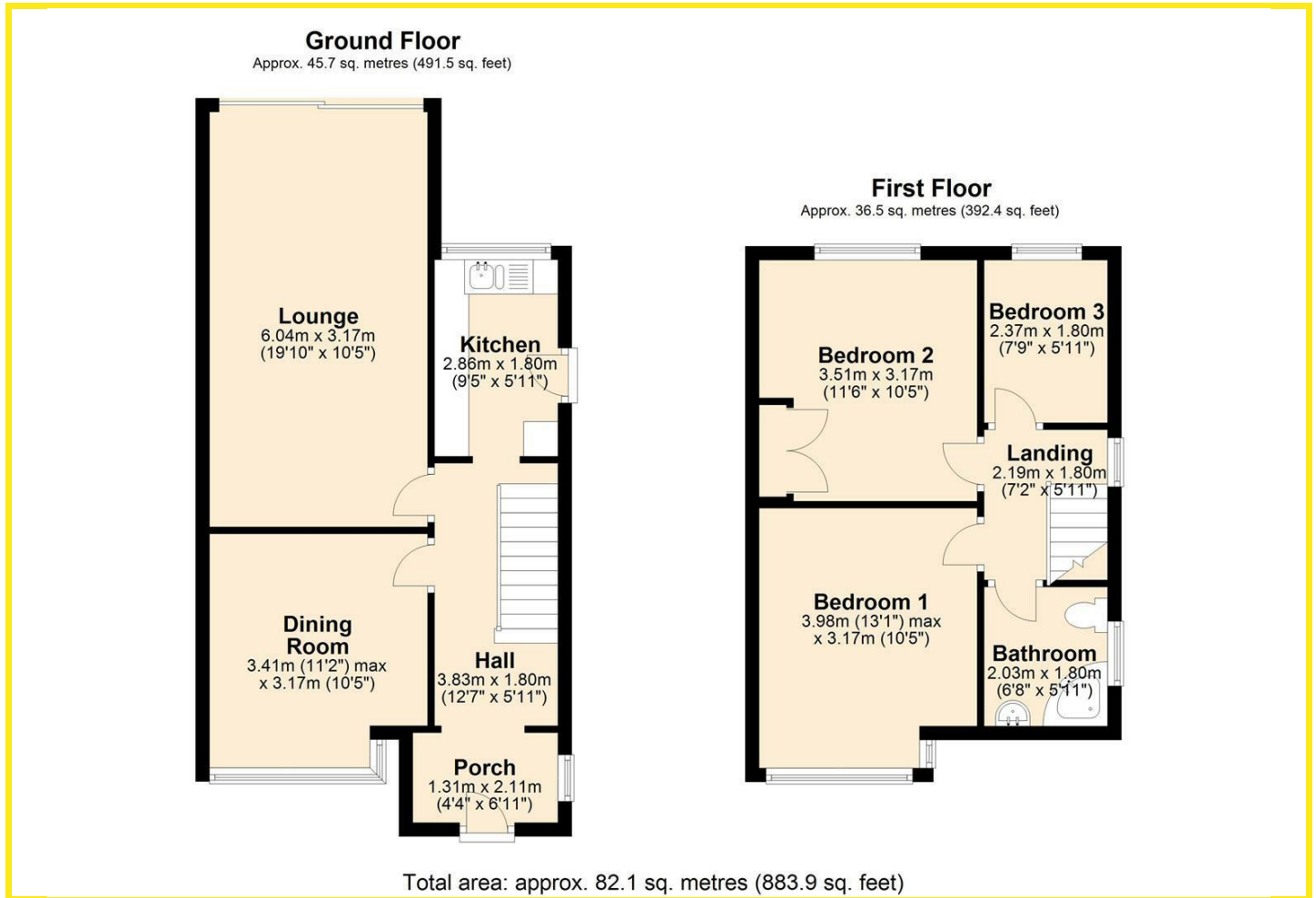
42 Lowther Grove

Being sold with no onward chain is an extended three bedroom semi-detached house located on the 'Lowthers' and within excellent proximity to all local amenities. The accommodation briefly comprises entrance porch, entrance hall, dining room, lounge, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, and bathroom/W.C. In addition the property has PVCu double glazed windows throughout, PVCu double glazed front entrance door, Aluminium side entrance doors and single sliding patio doors from the lounge leading out into the rear garden, gas fired central heating with the boiler being located in the external storage cupboard, fitted kitchen which has been partly wrapped and has a one a half bowl, single drainer, stainless steel sink unit, four ring electric hob, extractor over, built in oven, space for fridge, space for freezer, and plumbing for washing machine, fitted wardrobes with over head storage and drawer pack to bedroom one, fitted wardrobes to bedroom two, and three piece bathroom suite with corner bath. Externally, to the front of the property is a paved driveway providing ample off road parking. The driveway extends down to the side of the property and provides further off road parking. This in turn leads to the larger than average detached garage with up and over door. Inside the garage is power, light and rear access door. To the rear of the property is a fully enclosed large garden which is mainly laid to lawn, enjoying views over the school playing field, with a paved pathway leading to a paved seating area.





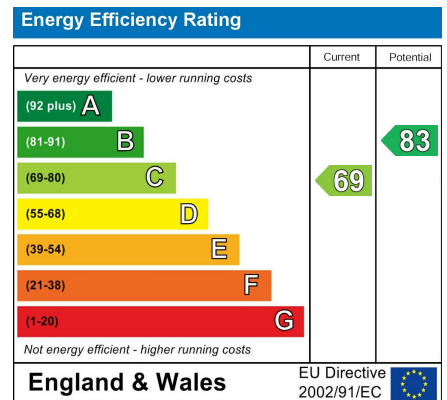
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Lidgett Lane by the Community College. Follow Lidgett Lane and take the first turn off on the right on to Lowther Road and Lowther Grove is the first right. Alternatively from our office on Garforth Main Street proceed ahead on to Lidgett Lane. From this direction take the second turn left on to Lowther Road and then first right on to Lowther Grove.

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