

Mike
Dobson



9 Conisbrough Grove
Garforth, Leeds, LS25 2QB

£250,000

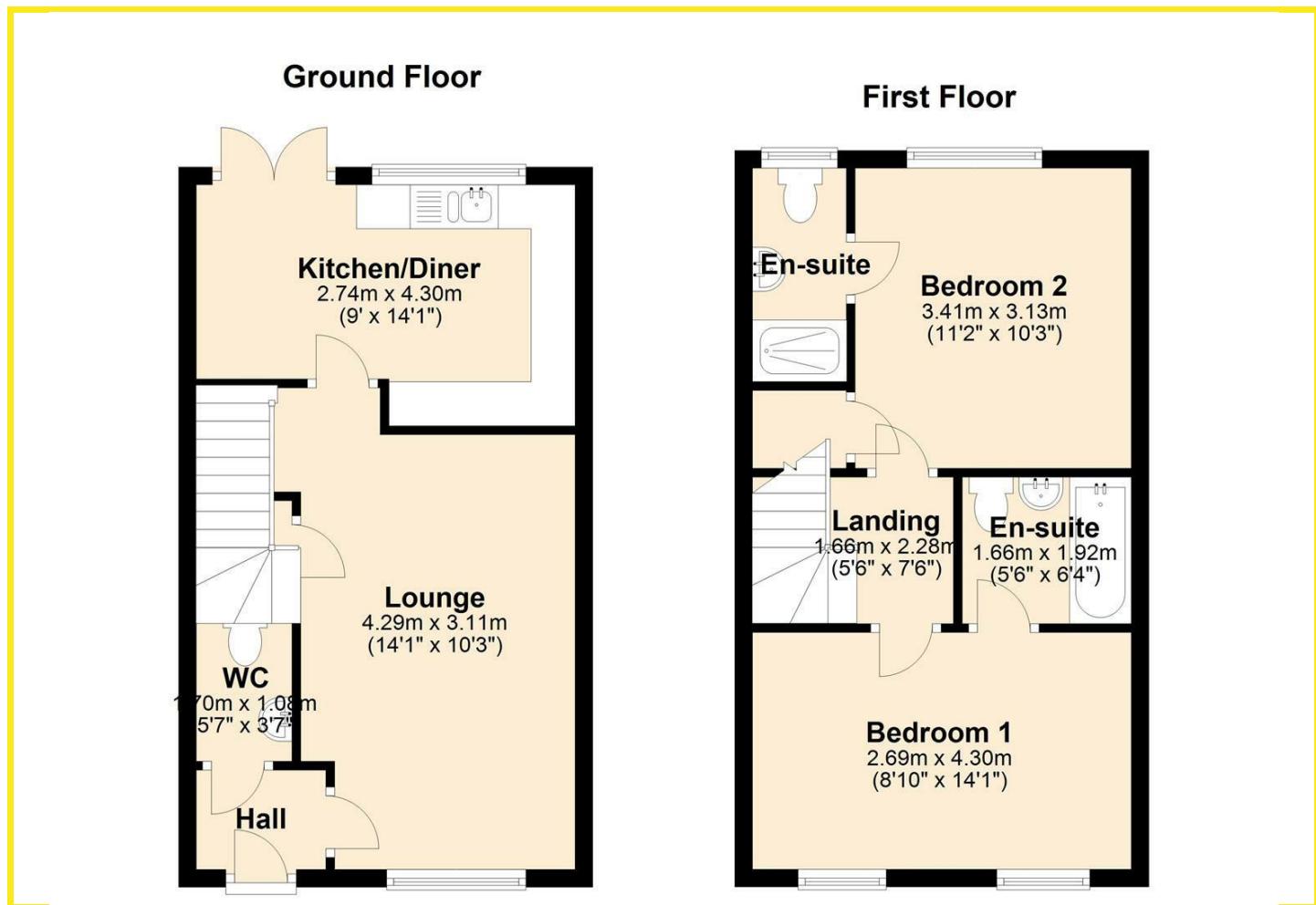
9 Conisbrough Grove

Being ideal for a first time buyer or small family is an immaculate two double bedroom 'Cadogan' end townhouse located on a poplar development being built by Redrow Homes in 2020. The accommodation briefly comprises entrance hall, separate W.C., lounge, kitchen/diner, bedroom one, en-suite bathroom, bedroom two, and en-suite shower room. In addition the property has PVCu double glazed windows, composite front entrance door, PVCu double glazed French doors from the kitchen/diner leading out to a paved area in the rear garden, gas fired central heating with Ideal combination boiler, modern fitted kitchen with wood effect work surfaces and upstands, four ring hob, double oven/grill, integrated fridge/freezer, useful storage cupboard under the stairs, large storage cupboard to bedroom two, en-suite bathroom to bedroom one with rectangular panelled bath having shower over and shower screen, en-suite shower room to bedroom two with shower cubicle and folding shower screen. Outside, to the front of the property is an open plan lawned garden with paved pathway leading to the front door. To the side of the property is a long tarmac driveway which provides off road parking for multiple vehicles. The property also has the added benefit of an electrical vehicle charging point. To the rear of the property is a fully enclosed large lawned garden with paved area. There is also a useful timber shed and double power point socket to the rear.

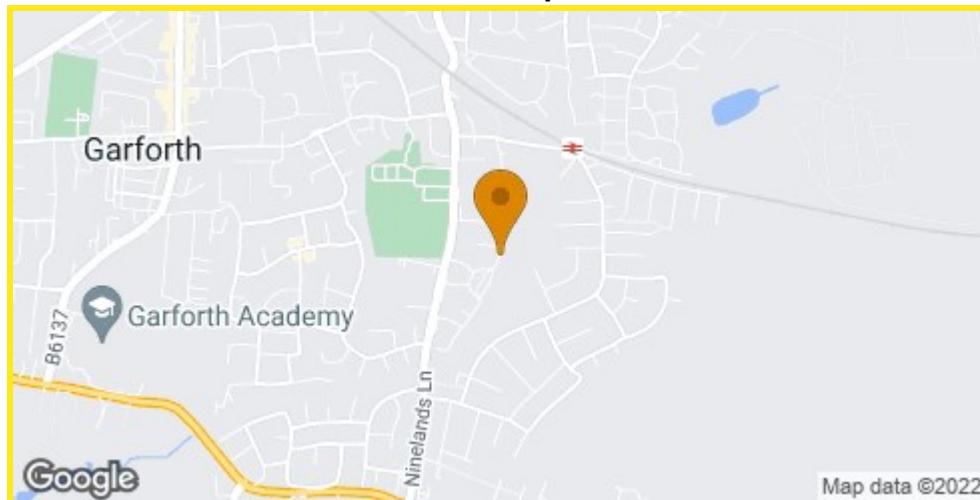




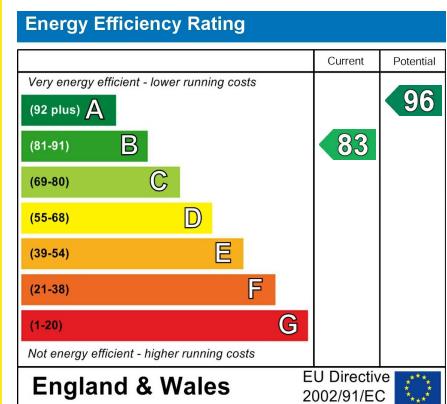
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left on to Main Street and take the first left on to Church Lane. Follow the road to the T junction and turn right on to Ninelands Lane. Turn left on to Green Lane and then take your second turning on your right on to Conisbrough Grove. Once on this road, the property can be found on the left hand side of the road.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.