

Mike
Dobson



17 Bar Lane

Garforth, Leeds, LS25 2ED

£245,000

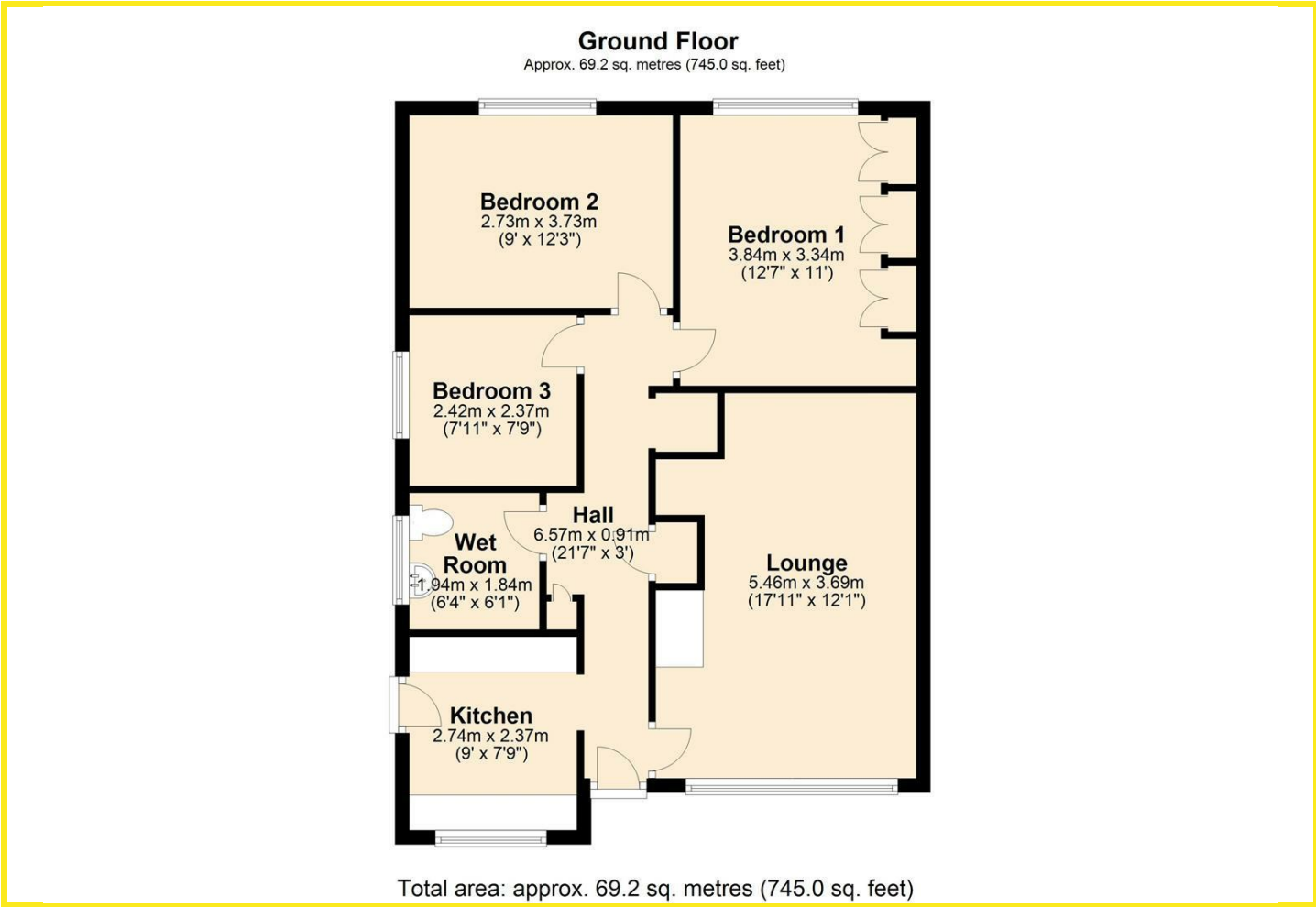
17 Bar Lane

Being sold with no onward chain and offering huge amounts of potential is a three bedroom semi-detached bungalow set on a larger than average plot, and within close proximity to all local amenities. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, bedroom one, bedroom two, bedroom three, and wet room. In addition the property offers potential to be extended to the rear or to convert the loft space (subject to relevant permissions), majority PVCu double glazed windows (with the exception of the window in the wet room which is aluminium single glazed), blown warm air heating system with Econom aire 32 system, instant hot water with Vokera boiler, fitted kitchen with two ring electric hob, extractor hood over, built in oven, and space for fridge/freezer, and fitted wardrobes to bedroom one and two. Externally, to the front of the property is a lawned garden with plants and shrubs to the border. There is a paved pathway leading to the front door. To the side of the property is a long driveway providing ample off road parking under a car port and leading to a large detached garage with up and over door. The garage has power, light, and side access door, and a sun room/greenhouse to the side of the garage. To the rear of the property is a fully enclosed larger than average garden having a lawned area with plants and shrubs. Council tax band C.

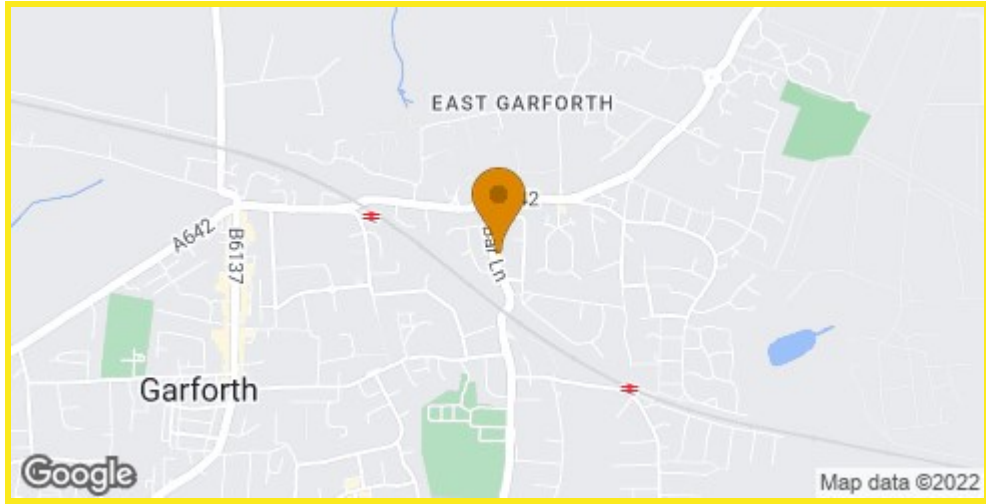




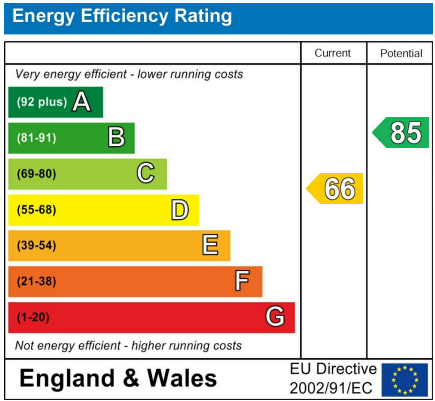
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left down Main Street taking the second left onto Church lane, continue along this road to the 'T' junction turning left onto Ninelands Lane, continue over the bridge onto Bar Lane where the property can be found on the right hand side as indicated by the agents board.

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.