

Mike  
**Dobson**



**31 Green Lane**

Garforth, Leeds, LS25 2AF

**£325,000**

# 31 Green Lane

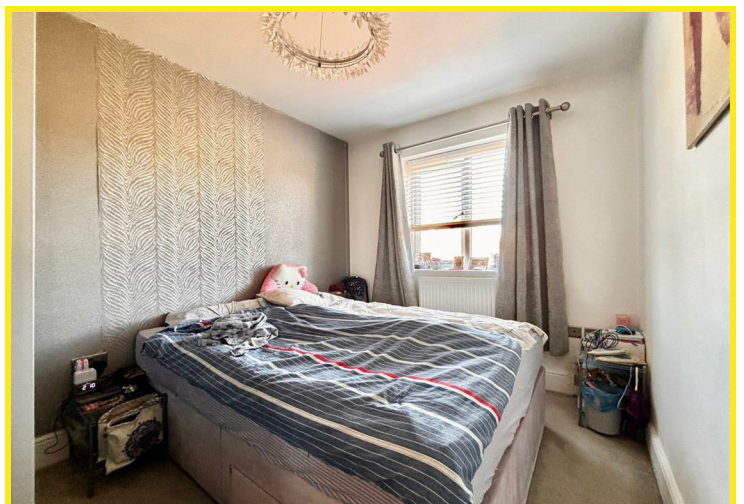
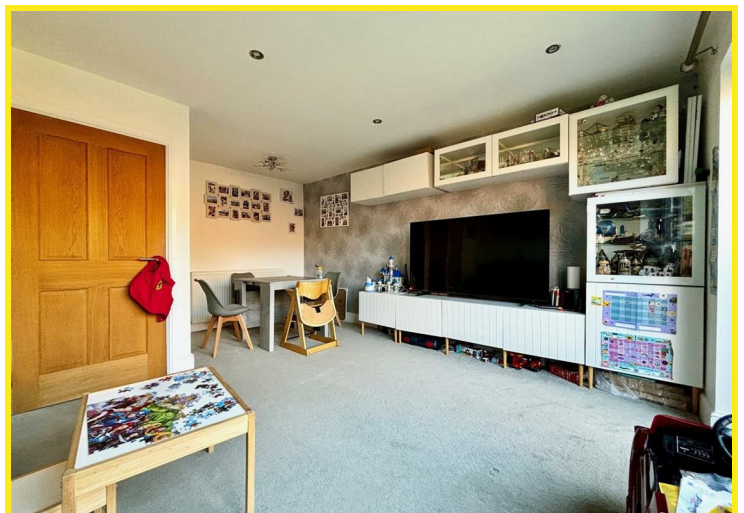
Welcome to this stunning detached house located on Green Lane in the charming area of Garforth, Leeds, close to all local amenities and having easy access to the A1/M1 motorway.

This property boasts a spacious layout with one reception room, four bedrooms, and two bathrooms set over three levels, providing ample space for a growing family or those who love to entertain guests. The modern kitchen is a standout feature, complete with a breakfast bar, gas hob, stainless steel extractor hood, built-in oven, integrated fridge freezer, dishwasher, and washing machine - perfect for whipping up delicious meals.

The bi-folding doors in the lounge open up to the rear garden, seamlessly blending indoor and outdoor living spaces, ideal for enjoying a cup of tea in the morning sun or hosting a summer barbecue. The main bedroom comes with an en-suite shower room and a dressing area, offering a touch of luxury and privacy.

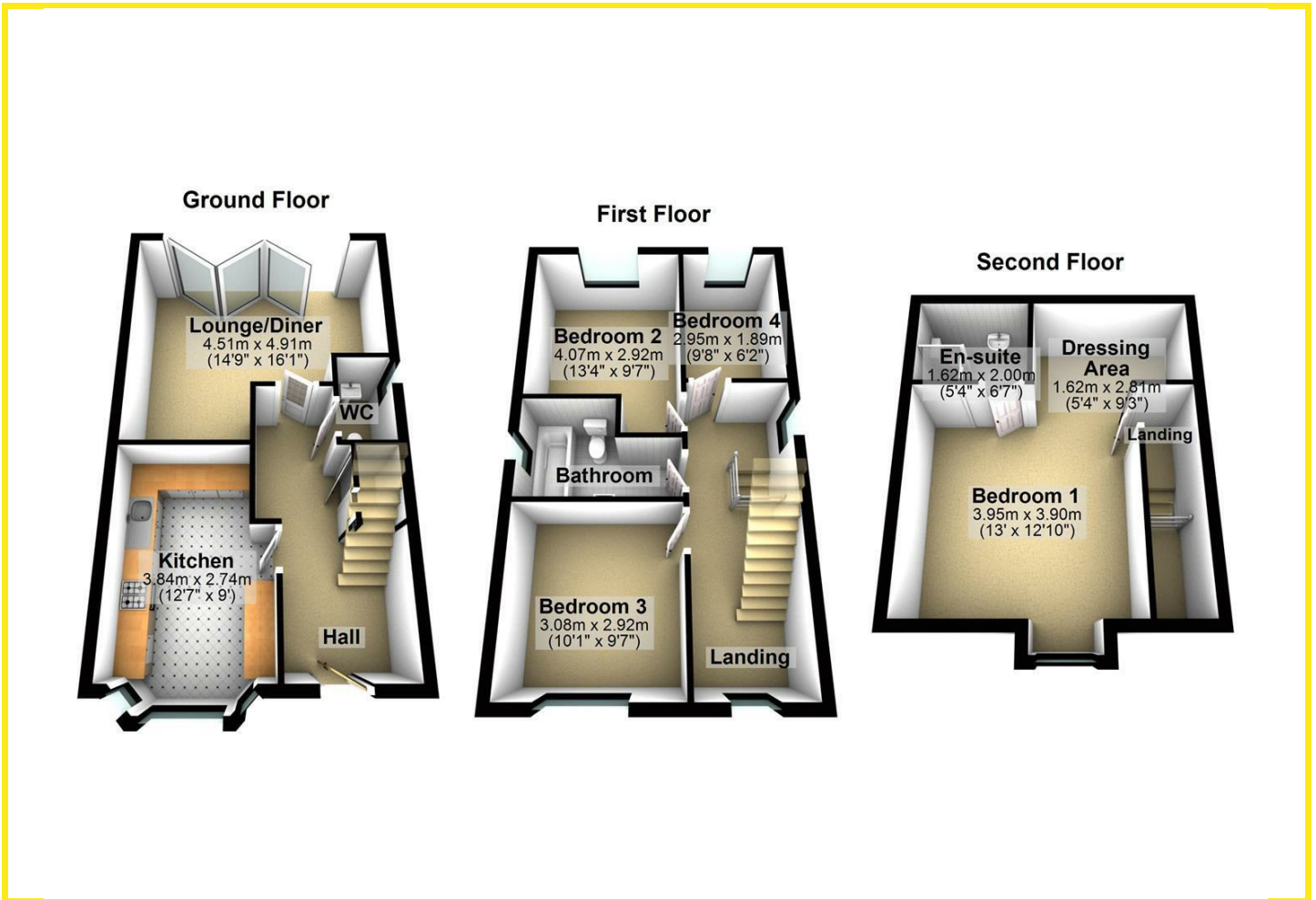
Parking is a breeze with space for two vehicles, and the Hive heating system, PVCu double glazed windows and composite front entrance door ensures you stay warm and cosy throughout the year.

Don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that await in this lovely property on Green Lane.

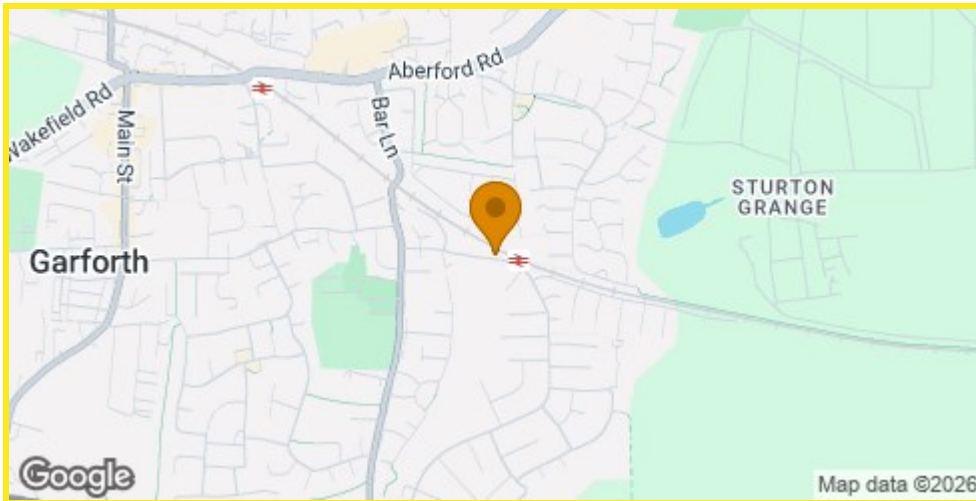




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	89
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Garforth office turn left on to Main Street and proceed ahead. After the 'zebra crossing' turn left onto Church Lane. Continue to the top of Church Lane and at the 'T' junction turn right on Ninelands Lane and Green Lane is the first turning on the 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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mDOBSON.CO.UK](mailto:headoffice@mDOBSON.CO.UK) <https://www.mDOBSON.CO.UK>