

Mike

Dobson



32 The Chase

Garforth, Leeds, LS25 2NP

£465,000

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Being sold with no onward chain is a beautifully presented three double bedroom extended detached bungalow situated on a generous corner plot and located at the head of a private driveway.

The spacious accommodation comprises entrance hall, separate W.C., lounge, dining area, kitchen, bedroom 1, dressing area, walk in wardrobe, en-suite shower room, bedroom 2, bedroom 3, and bathroom/W.C.

In addition the property has PVCu double glazed windows throughout, gas fired central heating with Worcester combination boiler being serviced on a regular basis, alarm system, cream high gloss fitted kitchen with breakfast bar, four ring gas hob, extractor above, integrated fridge/freezer, built in oven, microwave, integrated slimline dishwasher and integrated washing machine, walk in wardrobe to bedroom 1, and fitted wardrobes to bedroom 3.

Externally, there is a detached double garage measuring 5.5m x 5.24m with two manual up and over doors, window, side access door, power, light and storage space above. A lockable gate provides access into the rear garden which is an immaculately well presented lawned garden with plants and shrubs to the borders with a resin seating area.



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Floor Plan



Total area: approx. 167.9 sq. metres (1807.4 sq. feet)

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		
(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

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.

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