# Dobson







# 48 Flats Lane

## 48 Flats Lane

Being sold with no onward chain is a two double bedroom detached bungalow with fields beyond located in the ever popular village of Barwick In Elmet.

The accommodation briefly comprises kitchen, lounge/diner, inner hallway, bedroom one, conservatory, bedroom two, and bathroom/W.C.

In addition the property has PVCu double glazed windows and entrance doors, gas fired central heating with Ideal boiler, fitted kitchen with four ring hob, built in double oven, integrated fridge, integrated freezer, and plumbing for washing machine, and fitted wardrobes to both bedrooms.

Externally, to the front of the property is a driveway which provides ample off road parking for multiple vehicles. The driveway leads to a detached garage with double doors opening outwards having power inside. To the rear of the property is a fully enclosed secure garden which has a lawned area and washed pebble stone borders. The rear of the bungalow enjoys views of fields beyond the boundary fencing.













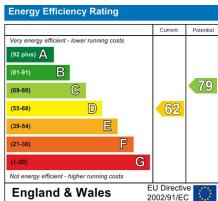
#### Floor Plan



#### Area Map



### **Energy Efficiency Graph**



#### **Directions**

From the direction of Garforth enter the village of Barwick-in-Elmet on Long Lane. Follow Long Lane and then turn left onto Gascoigne Avenue. Proceed to the end of Gascoigne Avenue on to Flats Lane.

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk