

Mike  
**Dobson**



**55 Austhorpe Lane**  
Leeds, LS15 8PR

**£210,000**

# 55 Austhorpe Lane

Being sold with no onward chain is a two double bedroom semi-detached bungalow located in Austhorpe and within all local amenities including Crossgates and The Springs.

The property does require full modernisation and the accommodation briefly comprises entrance hall, lounge, kitchen, bedroom one, bedroom two, bathroom, and separate W.C.

In addition the property has PVCu double glazed windows and entrance doors throughout, gas fired central heating with Glow-Worm boiler located in the kitchen and last being serviced in 2024, gas fire to the lounge, kitchen with space for cooker, fridge/freezer, and plumbing for washing machine, fitted wardrobes to both bedrooms, bathroom with a separate W.C.

Externally, to the front of the property is a lawned garden. A paved driveway provides off road parking to the front of the property. There is a detached garage with up and over door. To the rear of the property is a lawned garden with plants and shrubs to the border.





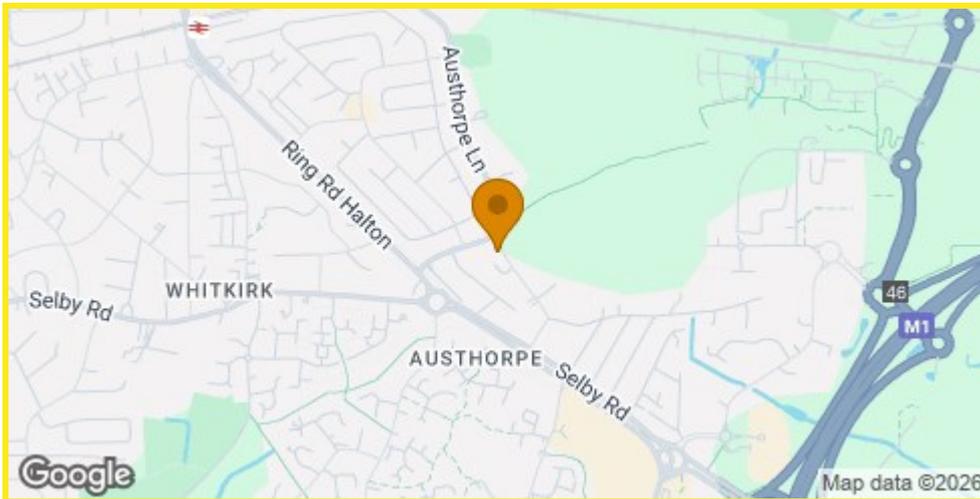
# Floor Plan

## Ground Floor



Total area: approx. 68.9 sq. metres (742.1 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	
(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

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>