

Mike
Dobson



5 Carisbrooke Lane

Garforth, Leeds, LS25 2LE

£250,000

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*** EXTENDED *** QUIET CUL-DE-SAC *** IDEAL FOR LOCAL AMENITIES ***

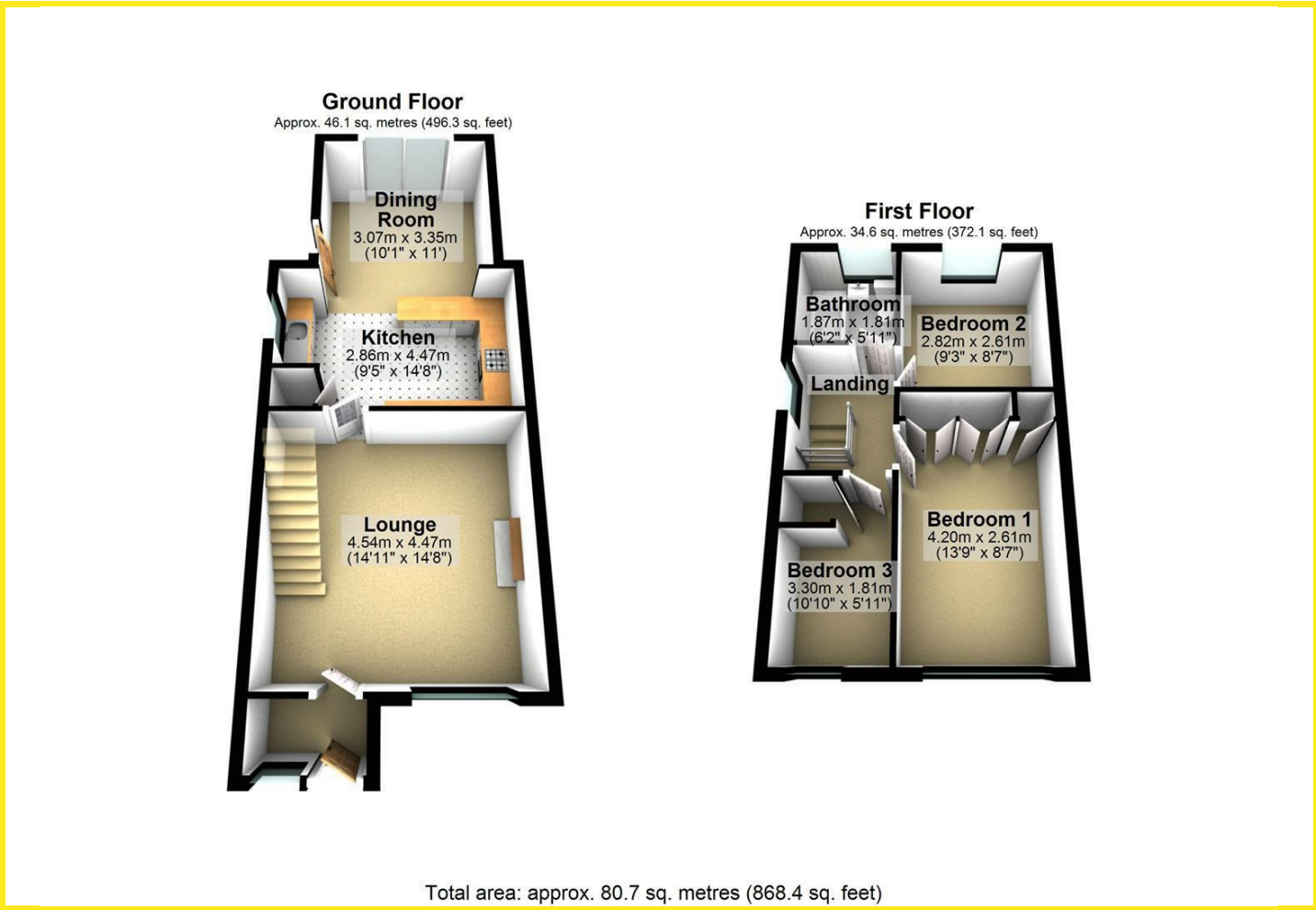
We are pleased to bring to the market this extended three bedroom semi-detached property, situated on a quiet cul-de-sac in the popular area of East Garforth and having easy access to local shops, schools and public transport links, including the East Garforth train station, as well as the A1/M1 motorway. The accommodation briefly comprises: entrance porch, lounge, kitchen being open plan to the dining room, three bedrooms to the first floor and bathroom/WC. In addition, the property has PVCu double glazed windows and single sliding patio doors to the rear garden from the dining room, gas central heating, fitted kitchen with four ring gas hob and extractor chimney over, built in electric oven and plumbing for washing machine, fitted wardrobes to the main bedroom and a handy storage cupboard over the stairs to the third bedroom, modern three piece white bathroom suite being fully tiled and comprising rectangular panelled bath with shower over and side screen and vanity unit with wash basin and cupboards below and concealed cistern low flush WC. Outside, to the front of the property is a lawned garden with a driveway providing off road parking. A timber gate to the side leads to a private and enclosed rear garden having paved seating area, lawn and a pebbled seating area to the bottom with a garage having access from the lane to the rear for a car and a courtesy door from the garden.

An early viewing is highly recommended.

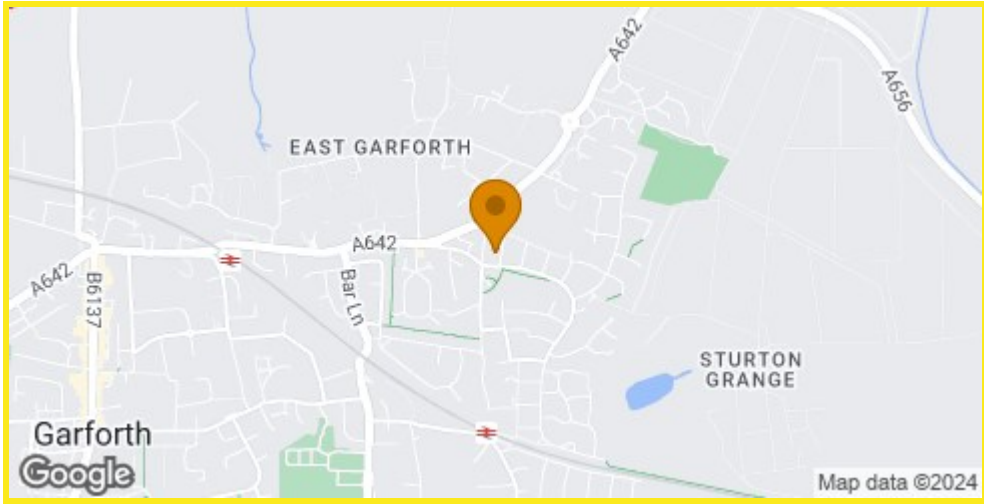




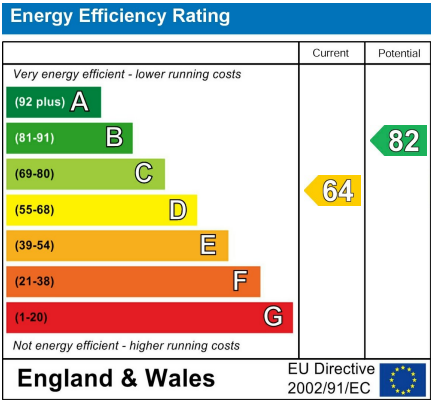
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn right onto Main Street at the traffic lights turn right onto Aberford Road then turn right onto Sturton Lane which immediately turns into New Sturton Lane, Carisbrooke Lane is on the left. The property can then be found on the left hand side.

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.