

Mike  
**Dobson**



**13 Athlone Rise**  
Garforth, Leeds, LS25 2LU

**Chain Free £225,000**

# 13 Athlone Rise

Nestled in the charming area of Athlone Rise, Garforth, Leeds, this two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a well-designed layout, featuring a spacious reception room that welcomes you with warmth and light, perfect for relaxation or entertaining guests.

The fitted kitchen is enhanced by French doors that open directly into the rear garden, creating a seamless indoor-outdoor living experience. This lovely garden offers a private space for outdoor enjoyment, whether it be for gardening, dining al fresco, or simply unwinding in the fresh air.

The two double bedrooms provide ample space for rest and relaxation, making them ideal for families or individuals alike. The bathroom suite is complete with an rectangular panelled bath with electric shower over, pedestal wash basin and a low flush WC, ensuring convenience and comfort.

Additional highlights of this property include PVCu double glazing throughout, ensuring energy efficiency as well as gas central heating powered by a combination boiler, which is still under warranty, providing peace of mind for years to come.

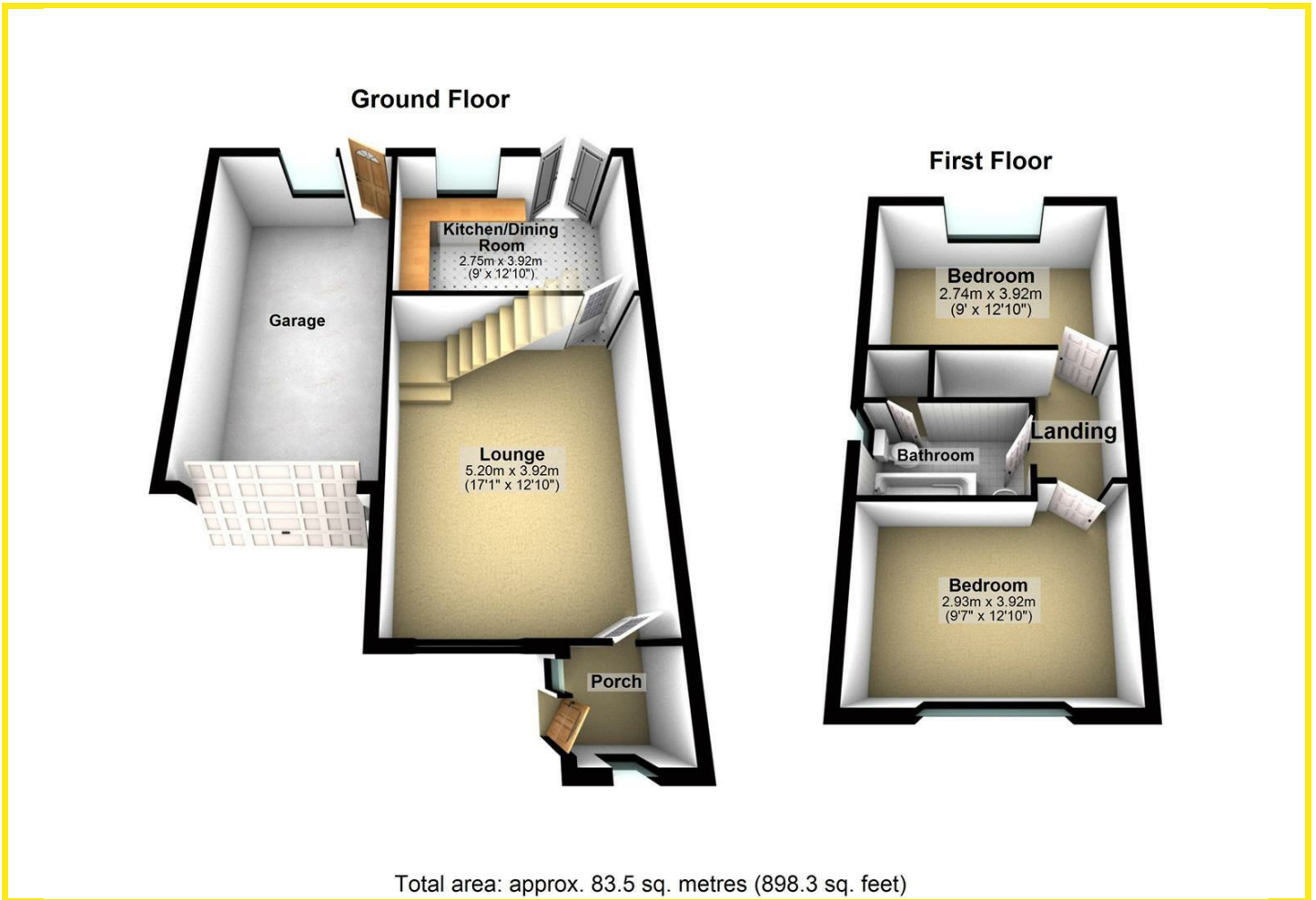
For those with vehicles, the property features a brick paved driveway that accommodates off road parking for several cars, along with an attached brick built garage that is equipped with power and light, providing further versatility for storage or hobbies.

In summary, this house on Athlone Rise is a wonderful blend of comfort, convenience, making it a perfect choice for anyone looking to settle in a friendly and accessible neighbourhood.





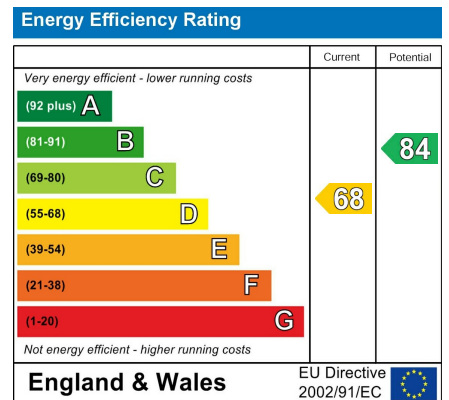
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

At the traffic lights at the top of Garforth Main Street turn right on to Aberford Road and proceed over the railway bridge. After the bridge take the fifth turning off on the right hand side on to Sturton Lane. Follow Sturton Lane, taking the seventh turn off on the left hand side on to Ludlow Avenue. Athlone Rise is then the second turning off Ludlow Avenue on the left hand side.

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4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mdobson.co.uk](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>