

*Mike*  
**Dobson**



**31 Green Lane**

Garforth, Leeds, LS25 2AF

**£325,000**



# 31 Green Lane

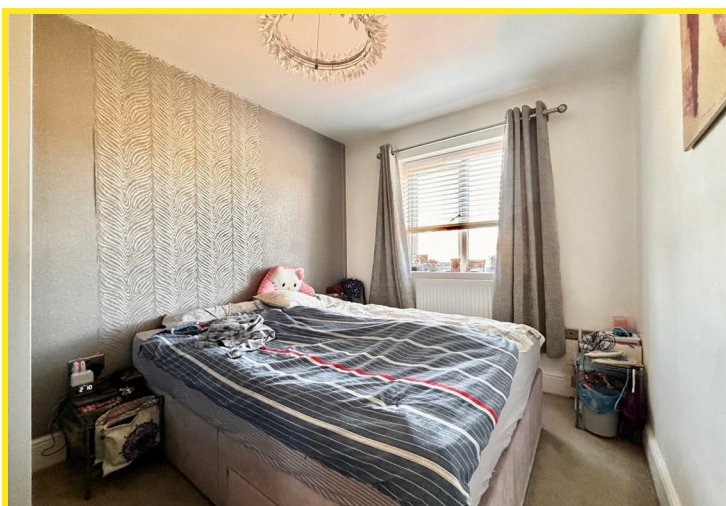
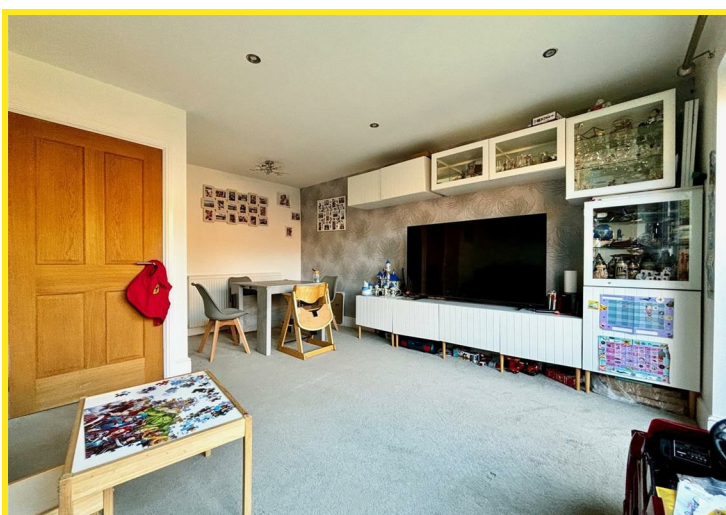
Welcome to this stunning detached house located on Green Lane in the charming area of Garforth, Leeds, close to all local amenities and having easy access to the A1/M1 motorway.

This property boasts a spacious layout with one reception room, four bedrooms, and two bathrooms set over three levels, providing ample space for a growing family or those who love to entertain guests. The modern kitchen is a standout feature, complete with a breakfast bar, gas hob, stainless steel extractor hood, built-in oven, integrated fridge freezer, dishwasher, and washing machine - perfect for whipping up delicious meals.

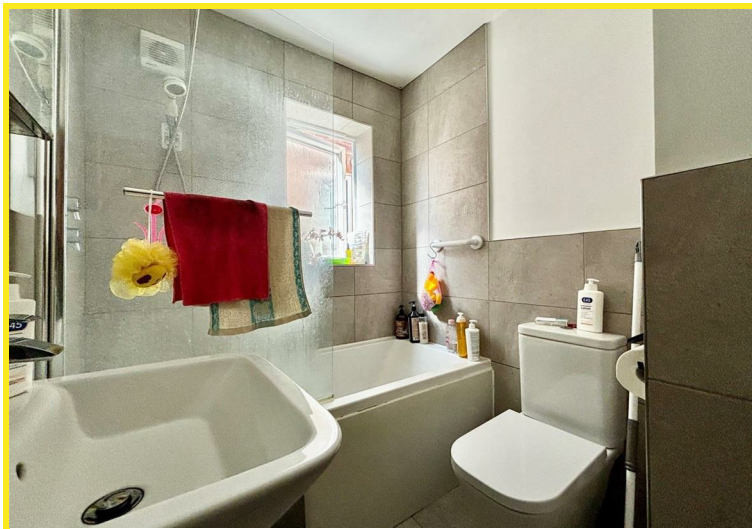
The bi-folding doors in the lounge open up to the rear garden, seamlessly blending indoor and outdoor living spaces, ideal for enjoying a cup of tea in the morning sun or hosting a summer barbecue. The main bedroom comes with an en-suite shower room and a dressing area, offering a touch of luxury and privacy.

Parking is a breeze with space for two vehicles, and the Hive heating system, PVCu double glazed windows and composite front entrance door ensures you stay warm and cosy throughout the year.

Don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that await in this lovely property on Green Lane.

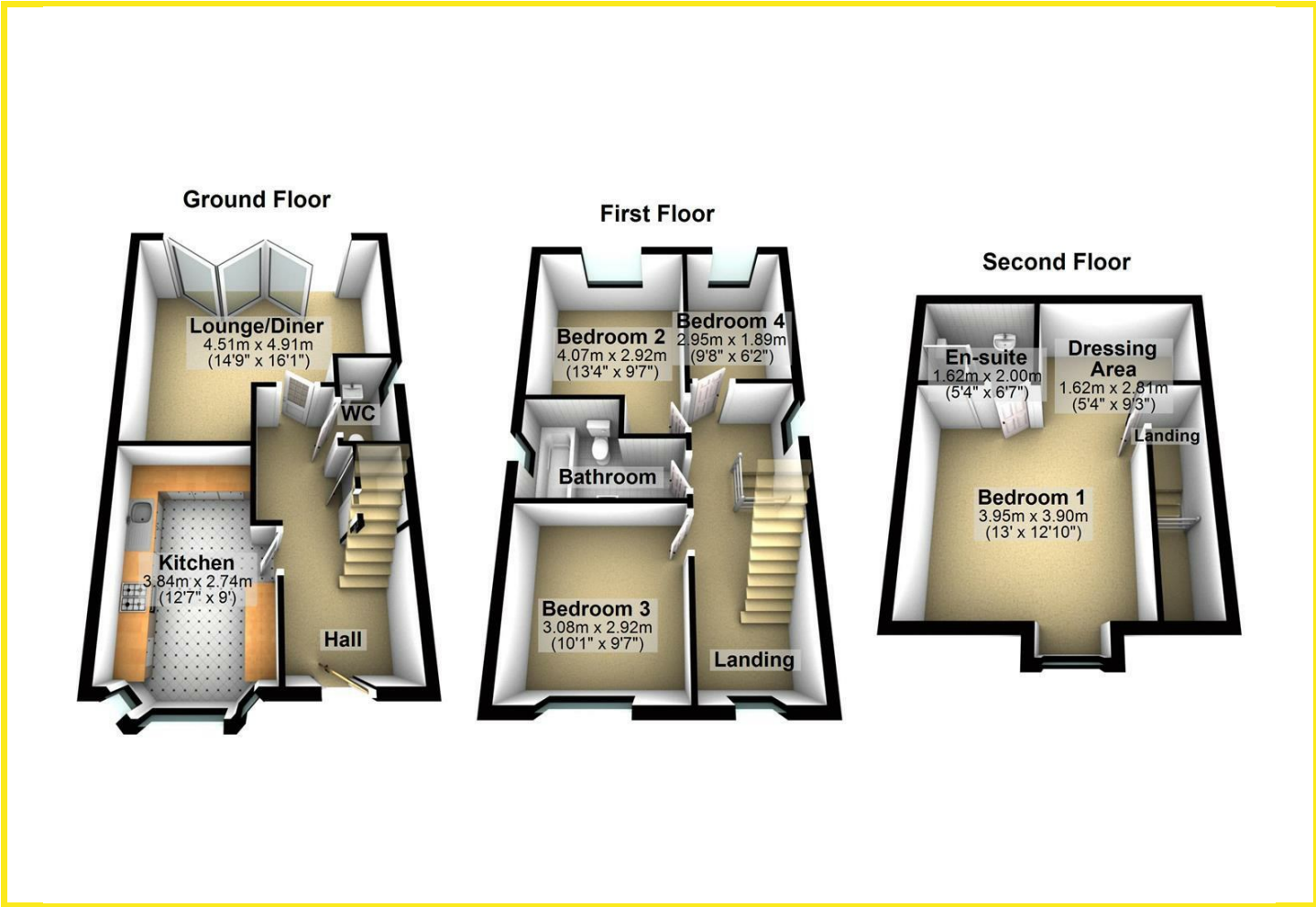




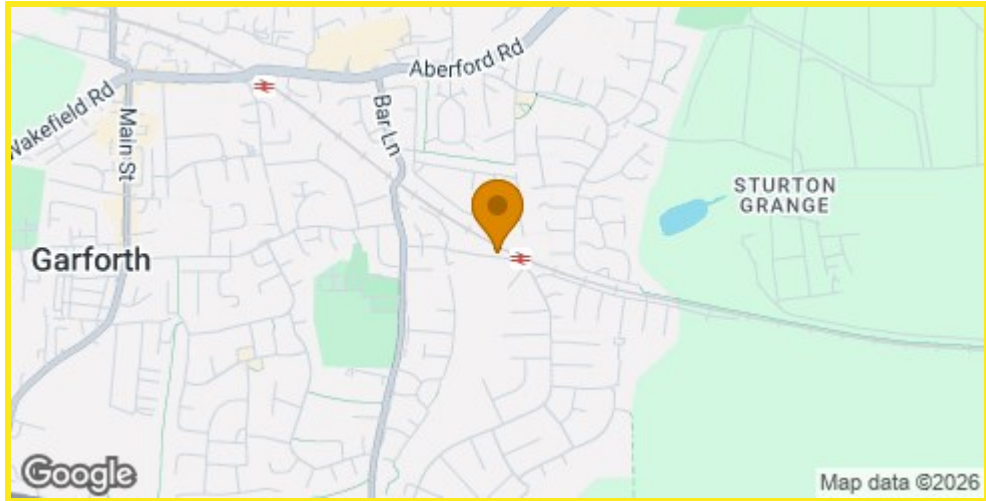




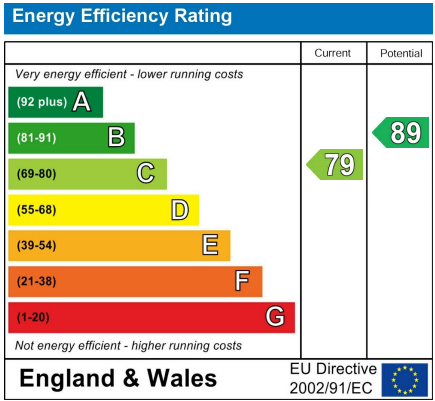
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn left on to Main Street and proceed ahead. After the 'zebra crossing' turn left onto Church Lane. Continue to the top of Church Lane and at the 'T' junction turn right on Ninelands Lane and Green Lane is the first turning on the left.

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