

*Mike*  
**Dobson**



**7 Highfield Mews**  
Garforth, Leeds, LS25 1NL

**£170,000**

# 7 Highfield Mews

Being sold with no onward chain is an extremely well presented two bedroom first floor apartment situated in a privately owned well maintained apartment block on the Grange Estate within Garforth.

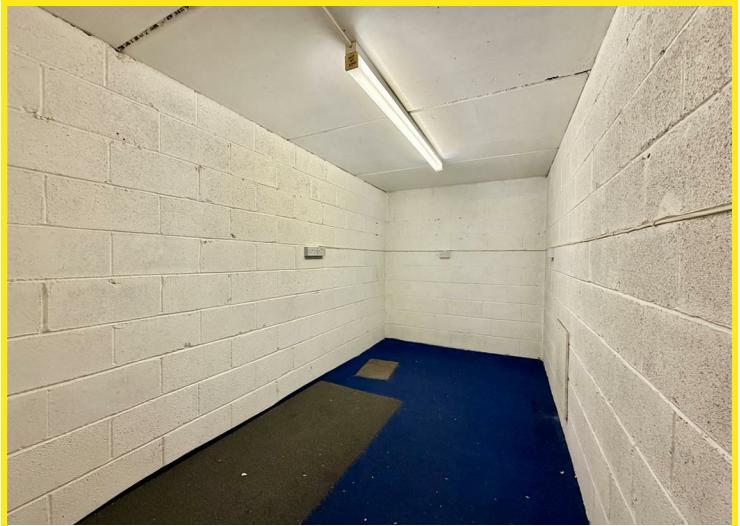
The accommodation briefly comprises communal entrance, entrance hall, lounge, kitchen, bedroom one, bedroom two, and bathroom/W.C.

In addition the property has been fully redecorated and new flooring/carpets throughout, PVCu double glazed windows, gas fired central heating with Vokera combination boiler located in one of the kitchen cupboards, white high gloss fitted kitchen with four ring electric hob, extractor hood over, built in oven, space for fridge, and plumbing for washing machine, and storage spaces to both bedrooms.

Externally, there are communal gardens to all sides. The property has an allocated car parking space which can be identified upon inspection as the space directly opposite the garage. There is a single garage with an up and over door, having power, light, water tap and internal door leading to a further storage room. There are also visitor car parking spaces to the front and rear of the apartment blocks.

**Additional Information** - The prospective purchaser will eventually own a £1 share in the Highfield Mews leasehold company. The service charge of £1,000 per year includes insurance to the building, window cleaning, cleaning of communal areas and the gardener. This annual fee was paid on 7th July 2025, and will be due again summer 2026. The lease was 999 years and commenced 11th August 1993.





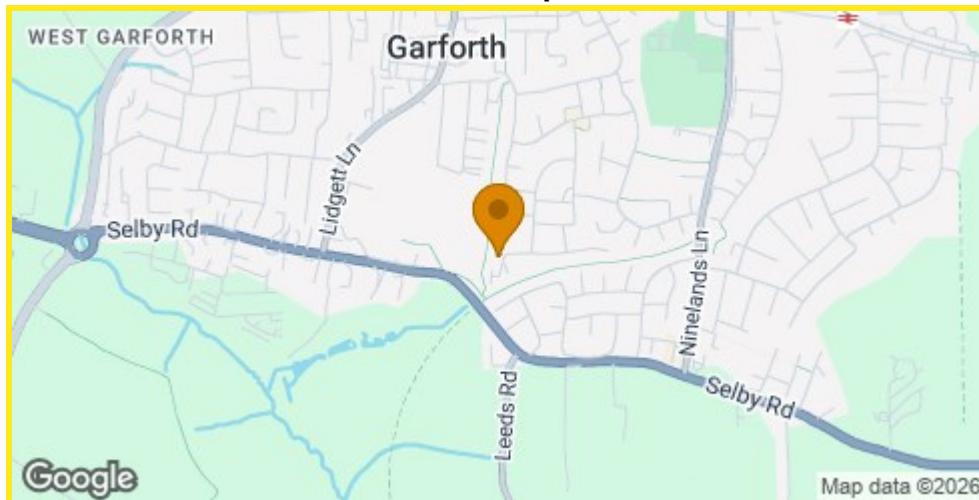
## Floor Plan

### Ground Floor

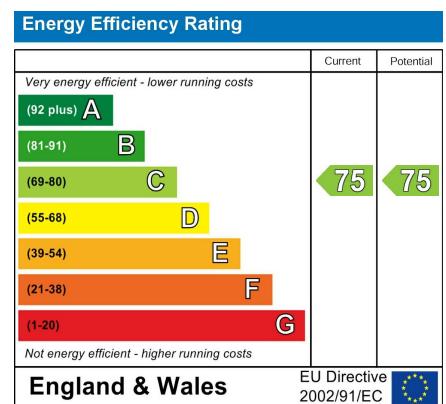


Total area: approx. 57.6 sq. metres (619.8 sq. feet)

### Area Map



### Energy Efficiency Graph



### 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 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](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>