

Mike  
**Dobson**



**7 Barrowby Road**  
Austhorpe, Leeds, LS15 8QL

**Chain Free £325,000**

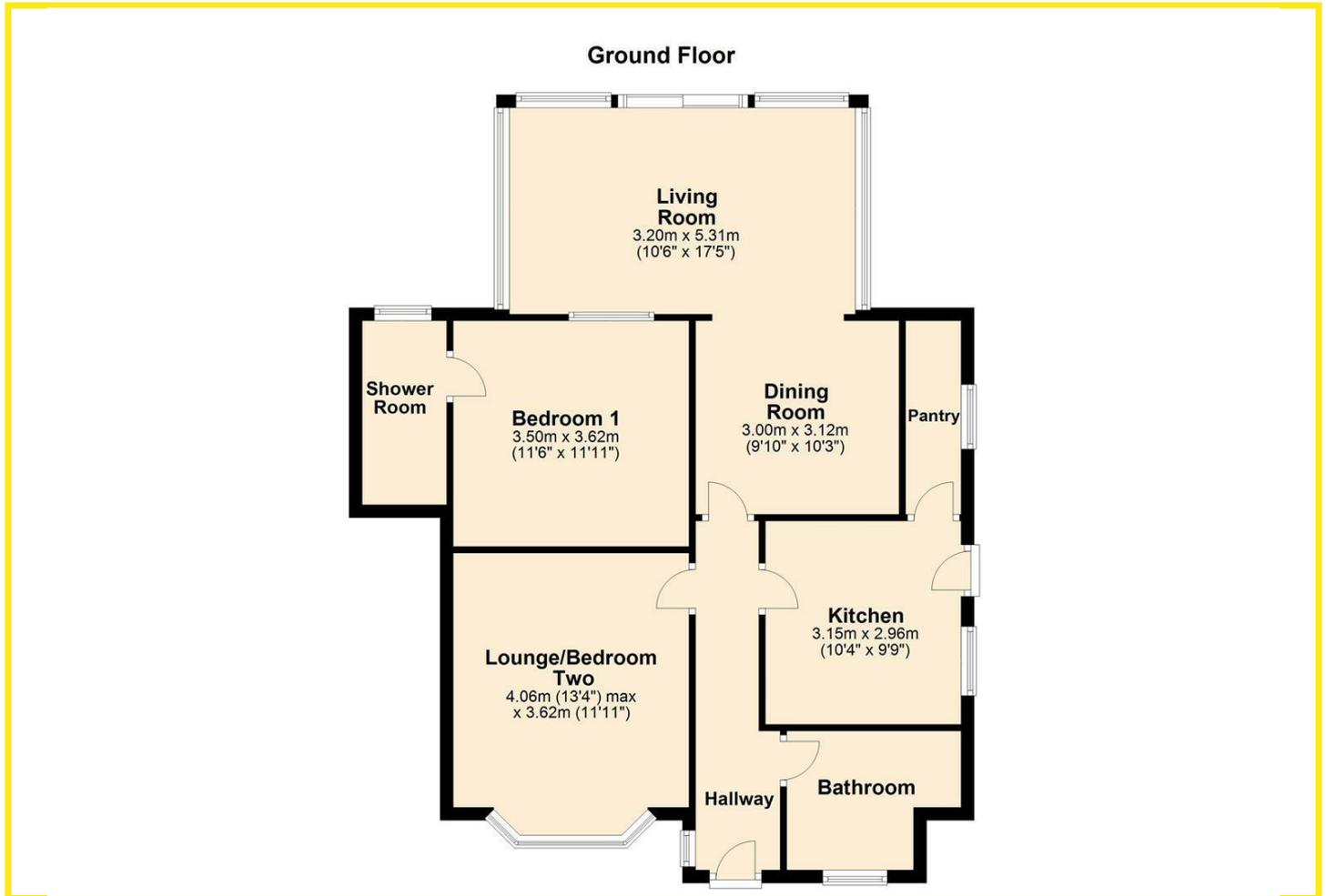
# 7 Barrowby Road

Being offered for sale with no onward chain, this well presented two bedroom detached bungalow is situated in a popular location, offering excellent shopping facilities at The Springs, Colton retail park, Garforth, Crossgates and Leeds City Centre, having easy access to the A63 and the A1/M1 motorway. with ample public transport close by. The accommodation briefly comprises entrance hall, former bedroom two (being used as a lounge by previous owners), kitchen, dining room, living room, master bedroom with en-suite shower room and main bathroom/WC. In addition the property has PVCu double glazed windows and entrance doors, gas central heating with combination boiler installed in June 2021, fitted kitchen with a range of integrated appliances, re-fitted white bathroom suite with shower over bath and modern en-suite shower room, the living room which was a former conservatory has had a fully tiled and insulated roof with downlights and two central heating radiators making a spacious and private living area with doors opening to rear garden. Outside, wrought iron gates and concrete imprint driveway extended to the front of the property allowing off road parking for up to three cars, and leads to a detached garage with up and over door, power and light. To the rear of the property is a delightful private and sunny rear garden with lawn, mature plants and shrubs and paved area housing the greenhouse. An early viewing is essential to avoid disappointment. Council Tax band B.

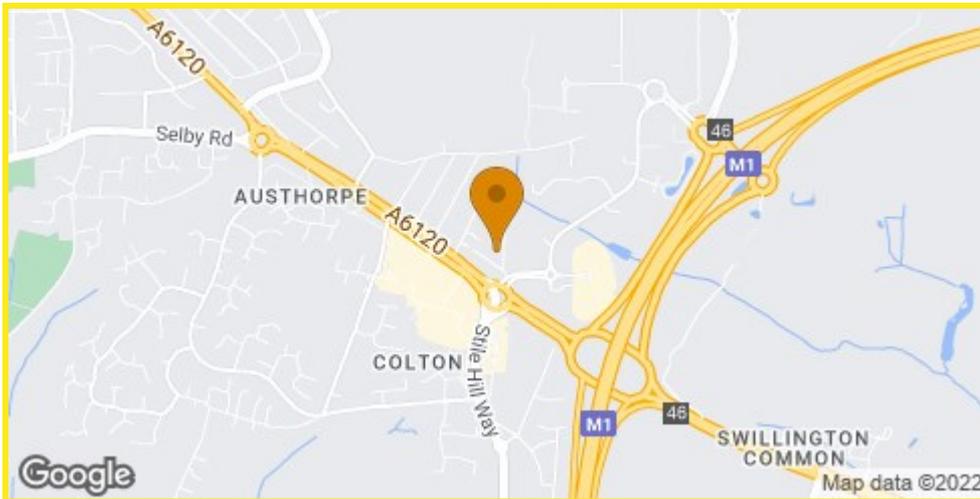




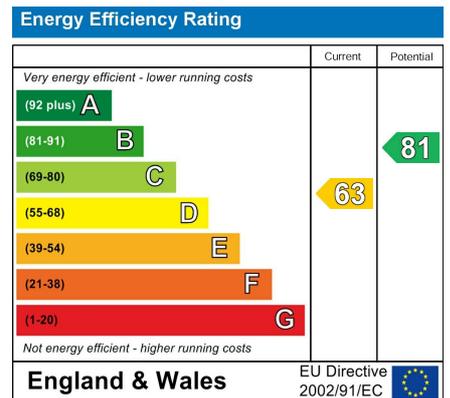
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Garforth office turn left and continue past the high school to the traffic lights, turning right onto Selby Road. Continue to the roundabout, taking your second exit continuing on Selby Road. At the next roundabout, take your second exit, again continuing on Selby Road. At the next mini roundabout, take your third exit right onto Century Way, taking your first left onto Barrowby Road where the property can be found on the left hand side as indicated by the agents board.

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