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Mike **Dobson**



**28 Long Meadows,
Garforth, Leeds,
LS25 2BR
£245,000**



An opportunity has arisen to purchase this spacious four bedroomed semi-detached house situated on the sought after Long Meadows development, within close proximity to local shops, schools and public transport services. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms to the first floor and bathroom/w.c. loft bedroom four. In addition the property gas central heating with combination boiler, PVCu double glazed windows, separate dining room with patio doors leading to conservatory, fitted kitchen with four ring gas hob, extractor hood over built in double oven, brick and PVCu double glazed conservatory. Three piece white bathroom suite with shower to bath. Outside established garden to the front, driveway to the side with parking provision for approximately two to three cars leading to a detached brick built garage (internal measurements 19'2"x8'4") and an enclosed low maintenance paved and stone pebbled garden to the rear. We strongly suggest an early internal inspection to avoid disappointment.

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Entrance hall

PVCu double glazed door leading to hallway with PVCu double glazed obscure window. Telephone point. Central heating radiator. Stairs leading to the first floor. Door to lounge.

Lounge

Electric fire to feature fire surround with marble back and hearth. Two wall light points. TV point. Central heating radiator. Understairs storage cupboard. PVCu double glazed window. Door leading to dining room. Positioned to the front.

**Lounge View 2****Dining Room**

Double glazed single sliding patio door leading to conservatory. Laminate flooring. Central heating radiator. Door to kitchen. Positioned to the rear.

**Kitchen**

Having a range of modern fitted wall, base units and drawers with white high gloss fascia doors and contrasting roll edged work surfaces with inset one and a half bowl single drainer stainless steel sink unit and swan neck mixer tap. Four ring stainless steel gas hob and stainless steel/glass extractor canopy over. Split level double oven/grill. Plumbed for washing machine and dishwasher. Fridge space. Under cupboard lighting. Wall mounted baxi gas combination boiler. Tiled effect flooring. PVCu double glazed window. PVCu double glazed side entrance door. Positioned to the rear.



Conservatory

Being of brick and PVCu double glazed construction with PVCu double glazed french doors leading to rear garden. Central heating radiator. Laminate flooring. Positioned to the rear.

**First Floor Landing**

Doors leading to bedrooms one, two, three and bathroom/w.c. Door leading to staircase leading to bedroom four .

Bedroom One

With double recessed wardrobe with mirror fronted sliding doors. Central heating radiator. TV point. Telephone point. PVCu double glazed window. Positioned to the front.

**Bedroom Two**

With double built in wardrobe. Central heating radiator. Small understairs storage area off. PVCu double glazed window. Positioned to the rear.

**Bedroom Three**

With built in wardrobe to bulkhead providing hanging rail and shelving. Central heating radiator. PVCu double glazed window. Positioned to the front.



Bathroom/w.c.

Three piece white suite comprising rectangular panelled bath with shower over and side screen plus additional shower from the taps. Pedestal wash basin. Low flush w.c. Chrome ladder style towel radiator. Part tiled to the walls. storage cupboard off. PVCu double glazed obscure window. Positioned to the rear.

**Bedroom Four**

Loft room conversion with central heating radiator. Storage cupboard off with light. Downlights to the ceiling. Two velux skylight windows.

**Outside**

Established lawned garden to the front with plants and shrubs to the borders. Driveway to the side with parking provision for approximately two to three cars leading to a detached brick built garage with up and over door and side courtesy door (internal measurements 19'2" x 8'4") having power and light. To the rear is an enclosed low maintenance stone paved and washed stone pebbled garden. Outside tap. Security light.

**Location**

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Follow Ninelands Lane and take the second turning left on to Long Meadows.

Viewing Arrangements

Please contact Agent's Garforth office on (0113) 2864276.

Opening Hours

Monday - Friday: 9.00am to 5.00pm, Saturday: 9.00am to 3.00pm, Sunday: 11.00am to 3.00pm

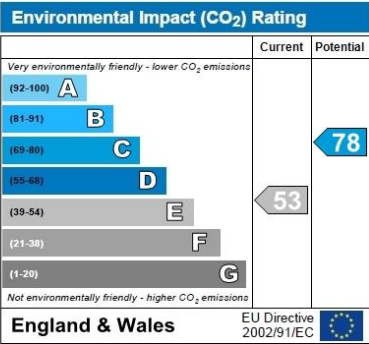
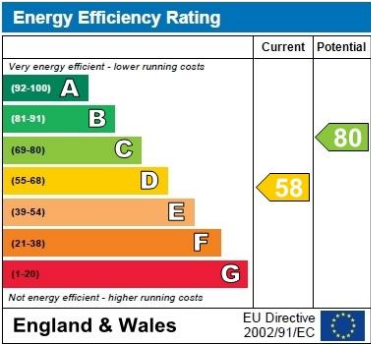
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Purchasing Procedure

Once you are interested in purchasing this property, please call at our local office to make your offer. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees

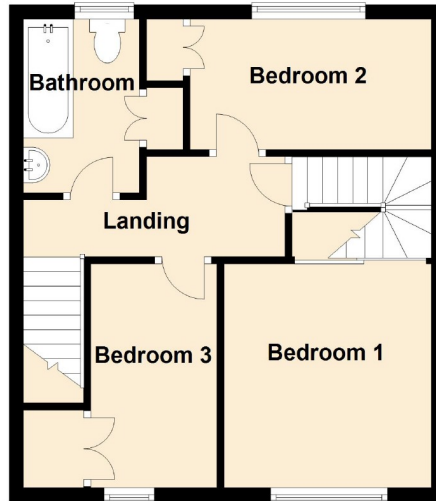
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Ground Floor



First Floor



Second Floor

