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**Dobson**



**47 Lulworth Crescent**  
Leeds, LS15 8PJ

**£235,000**

# 47 Lulworth Crescent

Nestled in the highly sought-after Lulworth Crescent in Leeds, this two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking a comfortable home

Upon entering, you will be greeted by a dining kitchen integrated into a side conservatory with built in oven and hob perfect for casual dining or entertaining guests. There is a spacious lounge featuring a delightful bow window that fills the room with natural light. The bungalow boasts two double bedrooms, providing ample space for relaxation. The convenient wet room room is equipped with a shower, a low-level w.c., and a vanity hand wash basin. A new combi-boiler was installed in 2025.

Externally, the property benefits from off-road parking to the side that leads to a detached garage. The rear features a paved and decked seating area, ideal for al fresco dining, and a further lawned garden to the side, perfect for enjoying the outdoors.

Additional features include PVCu windows, ensuring energy efficiency and security, as well as gas central heating for year-round comfort.

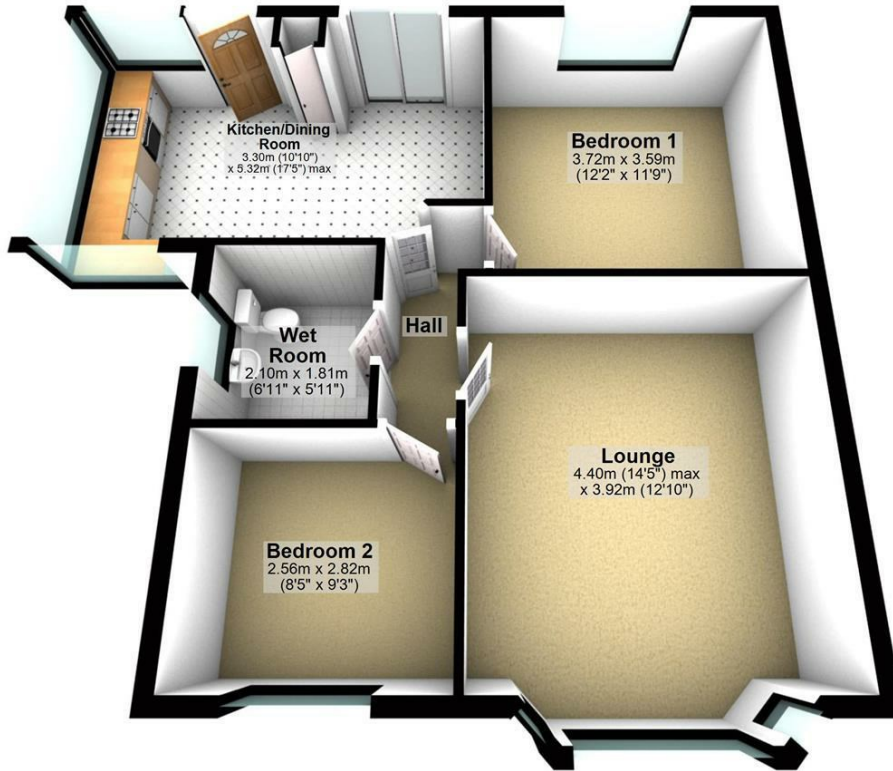
The location is truly exceptional, with excellent transport links via the M1 motorway, providing quick access to Wetherby, York, and Wakefield. Public transport options are conveniently located just a short walk away, including a railway station at Crossgates for a swift commute to Leeds city centre. Furthermore, the new shopping and leisure complex at 'The Springs' and Sainsbury's supermarket at Colton retail park are within walking distance, while Crossgates offers a diverse range of shops, banks, cafes, and bars just a short drive away. This property is not to be missed!





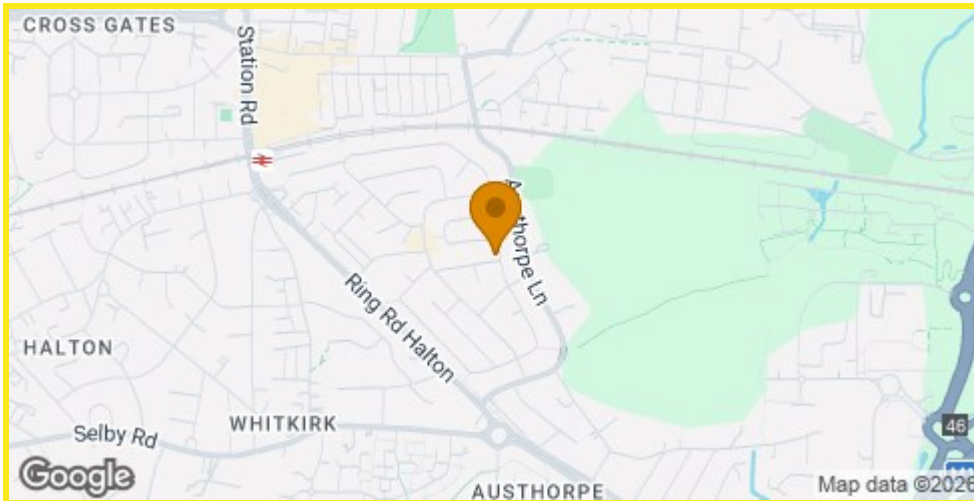
# Floor Plan

## Ground Floor

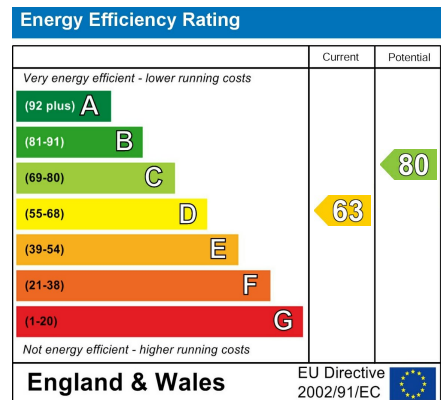


Total area: approx. 63.5 sq. metres (683.7 sq. feet)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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