

Scholars Gate, Garforth Leeds LS25 1BF



welcome to

Scholars Gate, Garforth Leeds

DREAMING of a MOVE TO GARFORTH? At A PRICE OF £275,000 you can make that dream a reality! Offering THREE BEDROOMS with the master bedroom having an EN-SUITE, this BEAUTIFULLY PRESENTED modern END town house could be the PERFECT PROPERTY for you! Call us on 01977 512628!













Entrance Hall

With a door to the front aspect and stairs leading to the first floor.

W.C

Equipped with a low level flush w.c, a wash hand basin and a double glazed window to the side.

Study

6' 2" max x 5' 2" max (1.88m max x 1.57m max) With a double glazed window to the front aspect and a gas central heating radiator.

Kitchen Diner

13' 7" max x 11' 2" max (4.14m max x 3.40m max) Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer, an electric oven with gas hob, an integrated fridge freezer, an integrated washing machine, a cupboard housing the gas central heating boiler, gas central heating radiator, spotlights, a double glazed window to the rear and double glazed French doors leading to the conservatory.

Conservatory

13' 7" max x 8' 11" max (4.14m max x 2.72m max) With power, light and French doors leading to the garden.

First Floor Landing

With stairs rising from the ground floor.

Lounge

11' 8" max x 10' 9" max (3.56m max x 3.28m max) With French doors to the rear, a double glazed window to the rear and a gas central heating radiator.

Bedroom One

10' 9" max x 8' 8" max (3.28m max x 2.64m max) With French doors tot he rear and a gas central heating radiator.

En-Suite

Equipped with a wash hand basin, a low level flush w.c, a shower cubicle and a gas central heating radiator.

Bedroom Three

11' 8" max x 6' 2" max (3.56m max x 1.88m max) With a double glazed window to the front and a gas central heating radiator.

Second Floor Landing

With stairs rising to the second floor

Bedroom Two

11' 7" max x 10' 1" max (3.53m max x 3.07m max) With two double glazed windows to the rear aspect and a gas central heating radiator.

House Bathroom

Fitted with a four piece bathroom suite which includes a bath with mixer tap, a shower cubicle, a wash hand basin and a low level flush w.c. Also includes a gas central heating radiator and a double glazed window to the front.

Exterior

Externally to the front the property has a driveway and access to the garage. While to the rear is an enclosed garden space with decked seating area.

Garage

With an up and over door, power, light and a door to the rear.





welcome to

Scholars Gate, Garforth Leeds

- Three Bedroom End Terraced Home
- **MODERN** Kitchen Diner
- Utility Room & W.C
- Conservatory
- En-Suite & Family Bathroom •

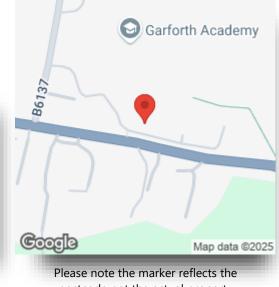
Tenure: Freehold EPC Rating: C

£275,000



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postcode not the actual property

The Property Ombudsman

Property Ref: CAF113477 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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