



**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 to the 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.



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF113477 - 0003

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