



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



A rare opportunity to purchase this three bedroom semi detached home, located on Wakefield Road in Garforth. Offering spacious living accommodation throughout, the property comprises in brief: - entrance hallway, kitchen diner, utility room, wc / cloaks, lounge and a second reception room. First floor: - landing, three bedrooms, bathroom and a wc. Benefits from gas central heating. Externally, the property enjoys delightful and well maintained gardens. In the rear garden you have a summerhouse and detached garage. Wakefield Road is within easy reach of Garforth Train Station and the National Motorway Network, making this the ideal base for those who daily commute. Garforth Main Street is also within close proximity giving you access to a range of amenities. Call Tudor Sales & Lettings today on 0113 282 3056 to arrange a viewing or for more information.

Kitchen Diner 14' 14" x 11' 81" (4.62m x 5.41m)

Fitted with a range of wall and base units. Laminated worksurfaces. Sink and tap. Integrated oven and grill. Hob with extractor over. Space for undercounter fridge. Two windows. Vertical central heating radiator. Coving to ceiling.

Utility Room 8' 51" x 9' 74" (3.73m x 4.62m)

Wall units. Laminated worksurface. Plumbing for washing machine and space for a tumble dryer. Central heating radiator. Tiled flooring. Window. Coving to ceiling.

Lounge 21' 94" x 11' 98" (8.79m x 5.84m)

Feature fireplace. Central heating radiator. Windows to the front and rear. Central heating radiator. Coving to ceiling. Wall lights.

Second Reception Room 15' 53" x 11' 03" (5.92m x 3.43m)

Window to the front. Central heating radiator. Coving to ceiling.

Bedroom 1 18' 60" x 10' 95" (7.01m x 5.46m)

Two windows. Central heating radiator. Fitted wardrobes. Central heating radiator.

Bedroom 2 10' 33" x 13' 34" (3.89m x 4.83m)

Two windows. Central heating radiator. Fitted wardrobes. Central heating radiator.

Bedroom 3 7' 82" x 10' 32" (4.22m x 3.86m)

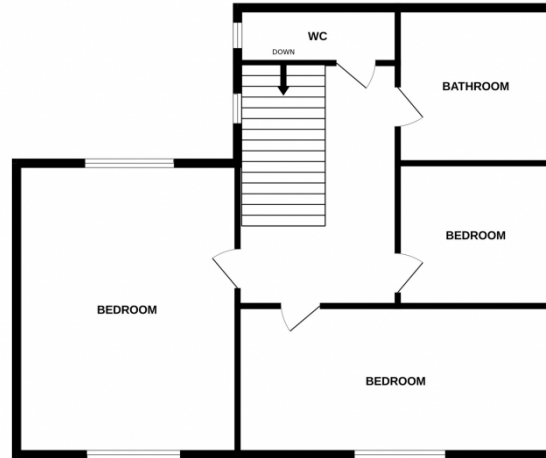
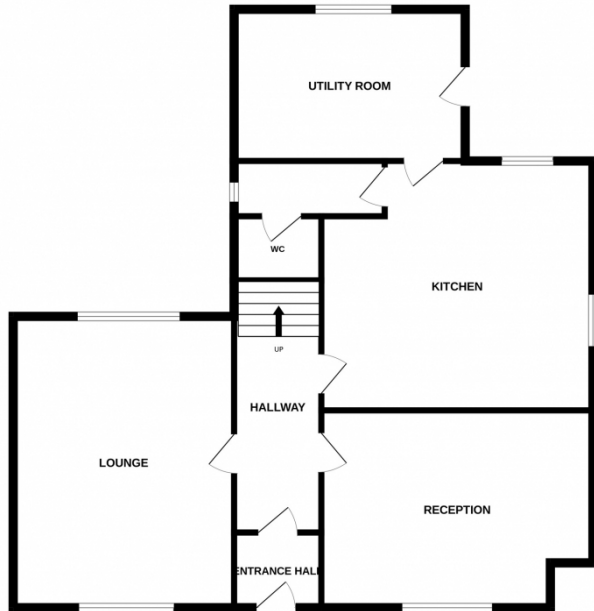
Window to the side. Central heating radiator. Airing Cupboard with boiler.

Bathroom 6' 07" x 9' 40" (2.01m x 3.76m)

Corner bath. Wash hand basin. Shower cubicle. Central heating radiator. Tiled walls.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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