



 **4**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



A rare opportunity has arisen to purchase this unique, four bedroom detached stone built home, located on Selby Road in this much sought after area of Garforth. Possessing immense potential and boasting generous internal proportions, the well-designed layout unfolds as follows: an inviting entrance hallway, a kitchen, utility room, dining room, a generous living room, two spacious double bedrooms, and a thoughtfully designed bathroom on the ground floor. Ascending to the first floor reveals two additional double bedrooms, each featuring convenient eaves storage, accompanied by a shower room.

Enhanced by the advantages of double glazing and efficient gas central heating, the property is situated on an expansive plot. The front elevation showcases a lengthy driveway, providing ample off-road parking for multiple vehicles. A tandem garage at the front, ripe for transformation into a home office, adds an extra layer of versatility. Meanwhile, the rear elevation has a well maintained, fully enclosed lawn and patio area.

Positioned on Selby Road, the property offers convenient access to the National Motorway Network and Garforth Train Station, making it an ideal haven for those with daily commuting needs. Additionally, the residence is in close proximity to Garforth Main Street, with a wide range of amenities.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings at 0113 282 3056.

Kitchen 12' 57" x 11' 4" (5.11m x 3.45m)

Kitchen with a range of wall and base units and integrated appliances consisting of: Oven, sink with mixer tap and hob with extractor fan over. Double glazed window, additional window to rear garden, centrally heated radiator

Utility Room 9' 5" x 6' 1" (2.87m x 1.85m)

Partially tiled, with coving to ceiling, sink and base unit and worksurface with space for washing machine/drier under. Double glazed window and door leading to rear garden

Dining Room / Bedroom 5 10' 9" x 9' 9" (3.28m x 2.97m)

Currently used as a music room, this multi-purpose space could also be a fifth bedroom if required with coving to the ceiling, double glazed window and centrally heated radiator.

Living room 16' 0" x 13' 7" (4.88m x 4.14m)

Generously proportioned living room with feature fireplace with mantelpiece surround. Two double glazed windows, coving to ceiling and centrally heated radiator.

Bedroom 3 13' 8" x 11' 3" (4.17m x 3.43m)

Situated to the ground floor this is another generously proportioned double bedroom with coving to ceiling, double glazed window and centrally heated radiator.

Bedroom 4 13' 4" x 11' 3" (4.06m x 3.43m)

Double bedroom with coving to ceiling, double glazed window and centrally heated radiator.

Bathroom 9' 0" x 8' 3" (2.74m x 2.51m)

Modern fully tiled bathroom with white four piece suite comprising of: - bath with mixer tap, low flush WC, hand basin and shower tray with wall mounted shower unit and surrounding enclosure.

Bedroom 1 17' 6" x 11' 0" (5.33m x 3.35m)

Large double bedroom with integrated storage including access to eaves storage room. Coving to ceiling, double glazed window and centrally heated radiator.

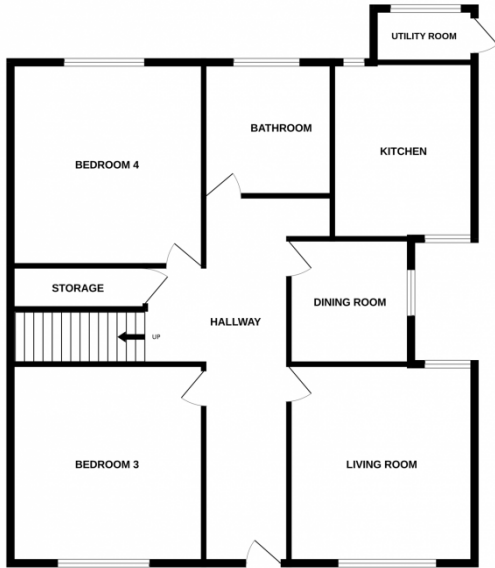
Bedroom 2 13' 7" x 11' 0" (4.14m x 3.35m)

Large double bedroom with integrated storage including access to eaves storage room. Coving to ceiling, double glazed window and centrally heated radiator.

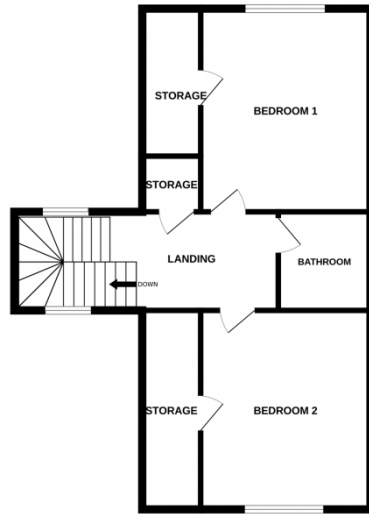
Shower Room 6' 1" x 6' 0" (1.85m x 1.83m)

Partially tiled shower room with fantastic pink suite comprising of hand basin, low flush WC and shower tray with shower unit and enclosure.

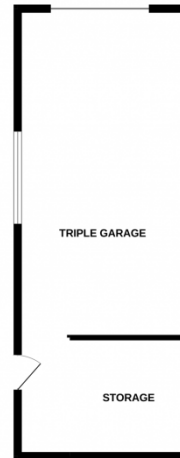
GROUND FLOOR



1ST FLOOR



GARAGE



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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