



FOR SALE
0113 282 3056
tudorproperty.co.uk
TUDOR

 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Available to purchase is this three bedroom mid terrace property located on Coupland Road in Garforth. Set over three floors, the property comprises in brief: - ground floor: - lounge, dining room and a kitchen. First floor: - landing, two bedrooms and a bathroom. Second floor: - bedroom. The property has a hot water boiler and electric heating in every room. Full central heating could be installed for as little as £3,500, and the property does have the benefit of double glazed windows. Externally, there is a buffer garden to the front and to the rear is a fully enclosed garden. Coupland Road is within a short walk of Garforth High Street and it's wide range of amenities. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Kitchen

Fitted kitchen with tiled splashback and a range of wall and base units. Integrated appliances include free standing oven with hob and extractor fan over, sink with mixer tap. space for fridge freezer and washing machine. Two double glazed windows and door to rear garden

Dining Room 12' 8" x 10' 7" (3.86m x 3.23m)

Second reception room currently used for dining. with coving to ceiling, double glazed window, gas heater.

Living Room 13' 7" x 10' 9" (4.14m x 3.28m)

Living room with gas fire within mantelpiece surround. Double glazed window.

Bedroom 1 13' 7" x 11' 2" (4.14m x 3.40m)

Double bedroom with gas heater, double glazed window and coving to ceiling.

Bedroom 2 12' 7" x 7' 7" (3.84m x 2.31m)

Double bedroom with double glazed window and coving to ceiling.

Bedroom 3 14' 4" x 13' 8" (4.37m x 4.17m)

Loft conversion, large space currently used as bedroom with velux style window. Electric heater

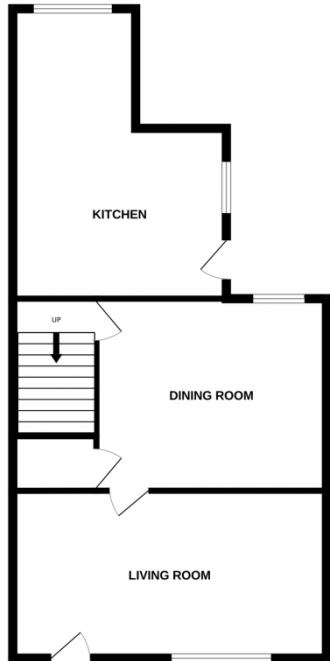
Shower Room 7' 3" x 6' 3" (2.21m x 1.91m)

Modern Shower room with white three piece bathroom suite comprising of shower tray with glass screen and shower over, hand basin with storage under and low flush WC. Double glazed window with privacy glass and electric heated towel rail

GROUND FLOOR

1ST FLOOR

2ND 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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