



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



To be sold with no onward chain is this large, three bedroom detached bungalow, located on Cotswold Drive in Garforth. Offering spacious rooms throughout, the internal layout comprises in brief: - entrance hallway, lounge / diner, kitchen, three bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, the bungalow sits on a substantial plot. To the front you have a lawned garden and driveway, providing off road parking for several vehicles. From both sides, you have access to two garages. To the rear is a mature garden. Cotswold Drive is within easy reach of Garforth Main Street and it's wide range of amenities. The National Motorway Network are within close proximity, making this the perfect base for those who daily commute. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Genuine offers considered.

**Kitchen** 3.18m x 2.80m (10' 5" x 9' 2")

Fitted with a wide range of wall and base units. Laminated worktops. Sink and tap. Intergated double oven, gas hob and extractor hood over. Plumbing for washing machine. Other integrated appliances include a under counter fridge and dishwasher. Tiled splashbacks and tiled flooring. Double glazed window.

**Lounge** 5.36m x 3.63m (17' 7" x 11' 11")

Feature fireplace. Two double glazed windows. Central heating radiator. Wall lights. Coving to ceiling.

**Dining Area** 2.76m x 2.69m (9' 1" x 8' 10")

With Double glazed window.

**Bedroom 1** 4.29m x 2.98m (14' 1" x 9' 9")

Fitted wardrobe. Double glazed window and a central heating radiator. Wall lighting.

**Bedroom 2** 3.30m x 2.66m (10' 10" x 8' 9")

Double glazed window and a central heating radiator.

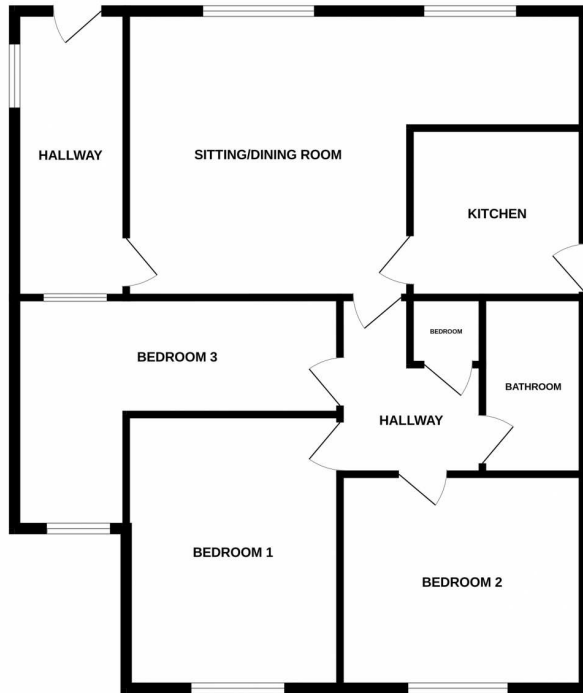
**Bedroom 3** 4.52m x 2.49m (14' 10" x 8' 2")

Double glazed door opens to the rear garden and there is a central heating radiator. Fitted wardrobe.

**Bathroom** 2.77m x 1.72m (9' 1" x 5' 8")

Tiled flooring and walls. Bath with shower over. Vanity unit and a back to wall wc. Double glazed window. Central heating radiator.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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