



 4  
Bedrooms

 2  
Bathrooms

Tenure :  
Freehold





Tudor Sales and Lettings are proud to present for sale this 4 Bedroom Semi Detached house for Sale. Nestled away at the end of a quiet cul-de-sac is this extended property with exceptional rear garden.

The accommodation comprises of in brief, Living room, Kitchen/Diner, shower room and 4th bedroom/2nd reception room to the ground floor with integrated garage. Three bedrooms and a bathroom to the first floor.

Garforth boasts many fantastic assets including golf course, two train stations and outstanding schools. With easy access to the cities of Leeds, Wakefield and York it is an increasingly popular town.

Properties like this one do not come up often so book a viewing today!

**Kitchen/Diner** 14' 6" x 10' 1" (4.42m x 3.07m)

Fitted kitchen with a range of wall and base units and integrated appliances consisting of oven with extractor fan over and sink with mixer tap. Space for washing machine and fridge freezer. Double glazed window and centrally heated radiator. Door to rear garden

**Living Room** 15' 4" x 10' 9" (4.67m x 3.28m)

Large extension to create a lovely living space with French style patio doors to garden and a further double glazed window to side. Centrally heated radiator

**Bedroom 4/ Lounge** 16' 6" x 12' 2" (5.03m x 3.71m)

Large multi-use room potentially a bedroom or second living room. Double glazed bay window and centrally heated radiator.

**Shower room** 6' 0" x 4' 1" (1.83m x 1.24m)

Tiled shower room with white three piece suite comprising of Sink, low flush WC and shower with glass surround unit. Double glazed window with privacy glass.

**Bedroom 1** 11' 3" x 10' 2" (3.43m x 3.10m)

Double bedroom with wooden flooring, double glazed window and centrally heated radiator

**Bedroom 2** 10' 3" x 9' 9" (3.12m x 2.97m)

Double bedroom with wooden flooring, double glazed window and centrally heated radiator

**Bedroom 3** 8' 2" x 5' 8" (2.49m x 1.73m)

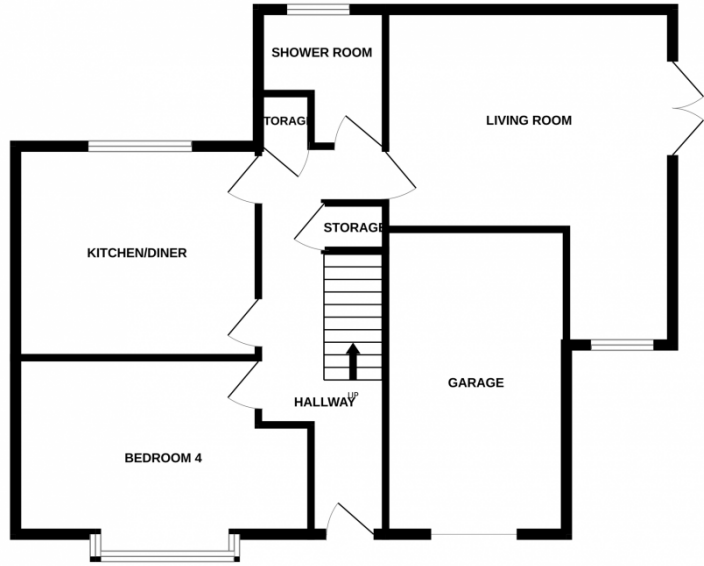
Single bedroom with wooden flooring, double glazed window and centrally heated radiator

**Bathroom** 7' 2" x 4' 3" (2.18m x 1.30m)

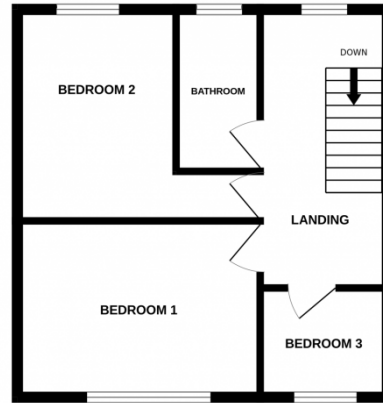
Partially tiled bathroom with white three piece suite comprising of hand basin, low flush WC and bath.



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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