



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Available for sale is this truly stunning, extended three bedroom detached bungalow located on Derwent Avenue in Garforth. Presented to an extremely high standard throughout the property offers excellent internal living space and comprises in brief: - entrance hallway, open plan living space with kitchen, lounge, Sunroom / dining area. Bedroom 1 with en-suite, two further double bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally there is an Indian sandstone driveway to the front providing off road parking for several vehicles. To the rear is a fully enclosed and private garden with well tended lawn and Indian sandstone patio areas. Also to the rear is a detached garage. Glebelands playing fields can be accessed through a personal gate in the rear garden. Derwent Avenue is within easy access of Garforth Main Street and it's wide range of amenities. The National Motorway Network and Garforth Train Station are within close proximity making this the perfect base for those who daily commute. A fantastic opportunity and one not to be missed. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Kitchen 13' 54" x 9' 43" (5.33m x 3.84m)

Fitted with a range or shaker style wall and base units with feature underlights. Corian worksurfaces, upstands and window sill. Sink and tap. Integrated appliances include: - NEFF oven, micro-combi oven, dishwasher, washing machine and a wine cooler. Induction hob with extractor hood over and a Corian splashback. Luxury vinyl flooring. Storage cupboard housing boiler. Double glazed window to the side.

Lounge 12' 12" x 15' 95" (3.96m x 6.98m)

Feature fireplace with cast iron fire and a marble surround and hearth. Central heating radiator. Coving to ceiling. Ceiling rose. Wall lights.

Sun Lounge / Dining Area 13' 23" x 24' 19" (4.55m x 7.80m)

A fantastic extended sun lounge / dining area with an abundance of natural light. Skylight windows. Bi-folding doors open to the delightful rear garden. Colour changing ceiling lights. Three vertical radiators. Luxury vinyl flooring. Air con / warm air unit. Flows though into the open plan lounge and kitchen areas.

Bedroom 1 11' 93" x 12' 13" (5.71m x 3.99m)

Double bedroom with a double glazed window to the front. Central heating radiator. Ceiling rose. Wall lights.

En-Suite 9' 62" x 4' 52" (4.32m x 2.54m)

Walk in shower. Push button wc. Wash hand basin with tiled splashback and a mirror over. Heated towel rail. Skylight window. Luxury vinyl flooring.

Bedroom 2 8' 20" x 10' 90" (2.95m x 5.33m)

Double bedroom with double glazed window to the front. Central heating radiator. Ceiling rose.

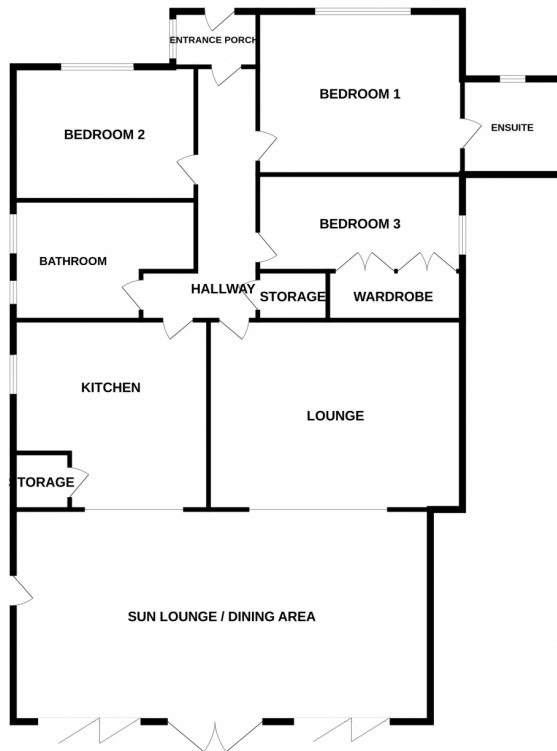
Bedroom 3 7' 31" x 12' 43" (2.92m x 4.75m)

Double bedroom with double glazed window to the side. Fitted wardrobe. Central heating radiator. Ceiling rose.

Bathroom 7' 81" x 8' 12" (4.19m x 2.74m)

White suite comprises of: - bath with waterfall tap, push button wc and a wash hand basin. Walk in shower. Tiled walls. Heated towel rail. Two double glazed windows. Vinyl flooring.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		60	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Derwent Avenue, Garforth

