



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Leasehold



Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Tudor Sales and Lettings are pleased to present for sale this 3 Bedroom Semi Detached house for Sale. Situated on the popular Higham Way estate this property is sure to be snapped up fast as it is an ideal house for first time buyers, investors or people looking to relocate to the area. The accommodation comprises of in brief: to the ground floor, hallway, Living room, Kitchen diner and WC. To the first floor Three bedrooms and a bathroom. There is off street parking to the front of the property and a lovely garden to the rear. Call our office today on 0113 282 3056 for more information or to arrange a viewing!

Living Room 3.85m x 3.78m (12' 8" x 12' 5")

Featuring a lovely double glazed bay window, ample living space and a centrally heated radiator

Kitchen/Diner 4.48m x 3.83m (14' 8" x 12' 7")

Double glazed French style patio doors leading to the garden lend themselves perfectly to this Kitchen/Dining room. With space for seating if required the kitchen contains a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan over, sink with mixer tap and space for washing machine or dishwasher and fridge freezer. Tiled splashback and a double glazed window to the rear.

WC 1.37m x 1.39m (4' 6" x 4' 7")

Downstairs WC with white two piece suite comprising of low flush WC and sink. Ingenious cupboard with plumbing for washing machine. Double glazed window with privacy glass. Centrally heated radiator

Bedroom 1 3.85m x 2.82m (12' 8" x 9' 3")

Double bedroom with built-in over stairs wardrobe, double glazed window and centrally heated radiator.

Bedroom 2 2.87m x 2.52m (9' 5" x 8' 3")

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 3 2.21m x 1.91m (7' 3" x 6' 3")

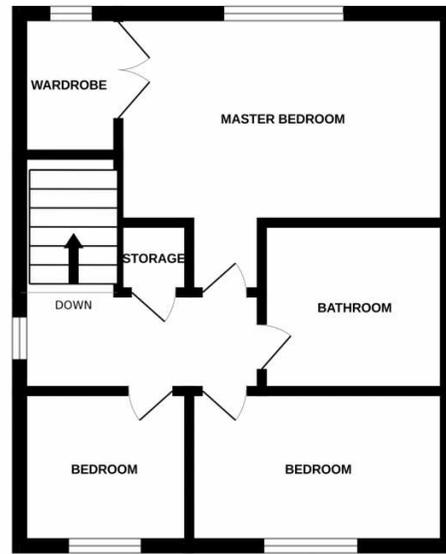
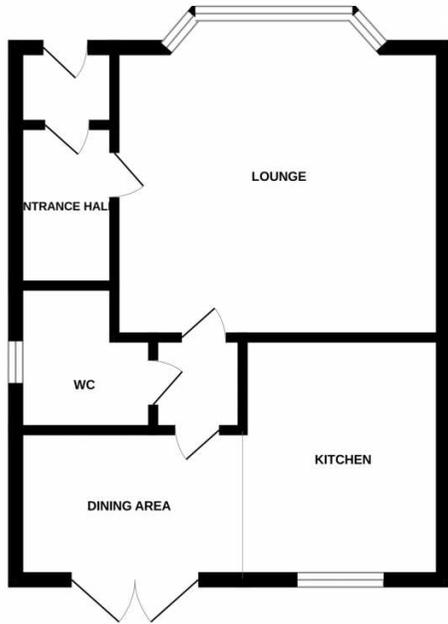
Single bedroom with double glazed window and centrally heated radiator

Bathroom 1.92m x 1.92m (6' 4" x 6' 4")

Modern fitted bathroom with white three piece suite comprising of bath with shower screen and shower over, sink with storage under and low flush WC.

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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