



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Available to purchase is this truly immaculate, three bedroom semi detached home located on Westway in Garforth. Extended to the ground floor level, this fine home offers excellent living space throughout. The internal layout comprises in brief: - ground floor: - entrance hallway, an extended kitchen diner, lounge, office, utility space, wc / cloaks an integral garage. First floor: - landing with access to the boarded loft up a pull down ladder. The loft also has power and lighting. There are three bedrooms a a modern bathroom. Benefits from double glazing and gas central heating. Externally, the property has a large driveway to the front which provides off road parking for several vehicles. To the rear you have a stunning garden with patio, lawn and decking areas. Westway is within close proximity of Garforth Main Street and it's wide range of amenities.

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Kitchen / Diner 13' 12" x 16' 52" (4.27m x 6.20m)

An extended kitchen with a wide range of modern wall and base units. Island with base units, a induction hob and extractor. Corian worksurfaces. Double oven. Sink and tap. Integrated dishwasher and wine cooler. Space for fridge freezer. Double glazed bi-folding doors open to the rear garden. Double glazed window and there are two skylight windows making this a light and airy space. Tiled flooring. Central heating radiator.

Lounge 18' 74" x 12' 20" (7.37m x 4.17m)

Wood burning stove with floating oak beam over. Coving to ceiling. Double glazed window and a central heating radiator.

Office / Study 6' 87" x 11' 01" (4.04m x 3.38m)

Double glazed window and a central heating radiator.

WC / Cloaks 4' 90" x 2' 37" (3.51m x 1.55m)

Vanity unit. Push button wc. Tiled flooring. Central heating radiator and a double glazed window.

Utility 7' 63" x 2' 37" (3.73m x 1.55m)

Plumbing for a washing machine. Shelving. Tiled flooring. Central heating radiator.

Bedroom 1 12' 78" x 11' 14" (5.64m x 3.71m)

With a double glazed window and central heating radiator.

Bedroom 2 11' 69" x 10' 27" (5.11m x 3.73m)

With a double glazed window and central heating radiator.

Bedroom 3 8' 58" x 7' 18" (3.91m x 2.59m)

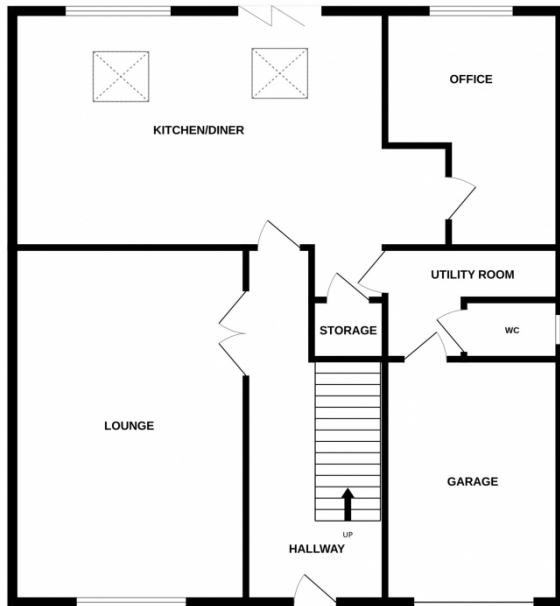
With a double glazed window and central heating radiator.

Bathroom 8' 67" x 7' 90" (4.14m x 4.42m)

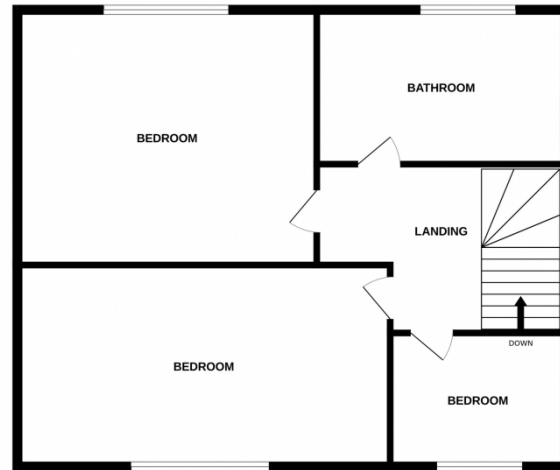
Stunning bathroom comprising of: - bath, wc, vanity unit and a walk in shower. Tiled flooring and walls. Heated towel rail. Double glazed window.

Offers in excess of £290,000
Westway, Garforth

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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