



 **3**
Bedrooms

 **1**
Bathroom



To be sold with no onward chain is this three bedroom semi detached home located on Rowan Place.

Call our office on 0113 282 3056 for more information or to arrange a viewing!

Tudor Sales & Lettings are delighted to bring to the market for sale this very well presented, three bedroom semi detached home located on Rowan Place in Garforth.

Situated in the popular town of Garforth with easy access to arterial motorways and train stations for easy commuting with Outstanding rated schools within walking distance.

The internal layout of the property comprises of in brief: - ground floor: - entrance porch, living room, dining room and a kitchen. First floor: - three bedrooms and a bathroom. The loft has been used as another living room and is accessed by means of a pull down ladder.

Externally the property boasts mature gardens to both the front and rear of the property, block paved driveway and a garage.

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Living Room 14' 6" x 13' 7" (4.42m x 4.14m)

Generously proportioned living room with front porch. Double glazing, coving to ceiling and feature fireplace with mantelpiece surround.

Kitchen 8' 1" x 8' 0" (2.46m x 2.44m)

Extended modern kitchen with a range of wall and base units and integrated appliances consisting of double oven. hob with extractor fan over, space for washing machine. Tiled splashback and flooring, plenty of cupboard space and breakfast bar. Double glazing and door to rear garden.

Dining Room 8' 1" x 8' 0" (2.46m x 2.44m)

Dining room with coving to ceiling, Double glazed window and centrally heated radiator

Bedroom 1 15' 8" x 7' 8" (4.78m x 2.34m)

Double bedroom with fitted wardrobes, double glazed window and centrally heated radiator

Bedroom 2 9' 0" x 8' 5" (2.74m x 2.57m)

Double bedroom with coving to ceiling, double glazed window and centrally heated radiator

Bedroom 3 10' 8" x 6' 0" (3.25m x 1.83m)

Single bedroom with a range of storage units, double glazed window and centrally heated radiator

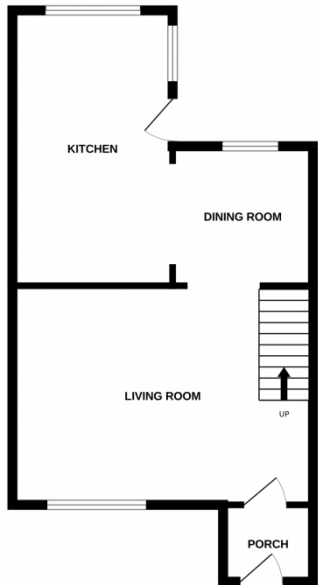
Bathroom 5' 9" x 5' 8" (1.75m x 1.73m)

House bathroom with white three piece suite comprising of bath with shower screen and shower unit over, low flush WC and hand basin with storage unit under. Fully tiled with double glazed window with privacy glass.

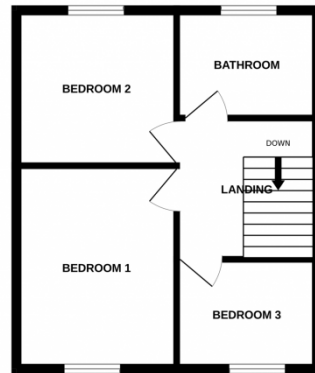
Loft 14' 8" x 12' 3" (4.47m x 3.73m)

Loft room accessible by pull down ladder with Velux style windows, electric heater and eaves storage.

GROUND FLOOR



1ST FLOOR



2ND 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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