



 2
Bedrooms

 1
Bathroom



Tudor Sales and Lettings are pleased to present for sale this delightful two bedroom mid terrace property situated in the popular town of Garforth. Boasting easy access to local amenities, great schools and transport links via two train stations and major arterial roads.

The accommodation comprises of in brief: living room and kitchen to the ground floor and two double bedrooms and a bathroom to the first floor.

There is sure to be a lot of interest in this property so book your viewing today.

Kitchen/Diner 5.10m x 2.74m (16' 9" x 9')

Modern kitchen/dining room. Tiled to kitchen area with 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 dishwasher and washing machine if required. Three double glazed windows and door to rear garden area. Centrally heated radiator

Living Room 4.81m x 4.28m (15' 9" x 14' 1")

Living room with feature fireplace and double glazed window. Centrally heated radiator

Bedroom 1 5.21m x 3.25m (17' 1" x 10' 8")

Double bedroom with double glazed window and centrally heated radiator

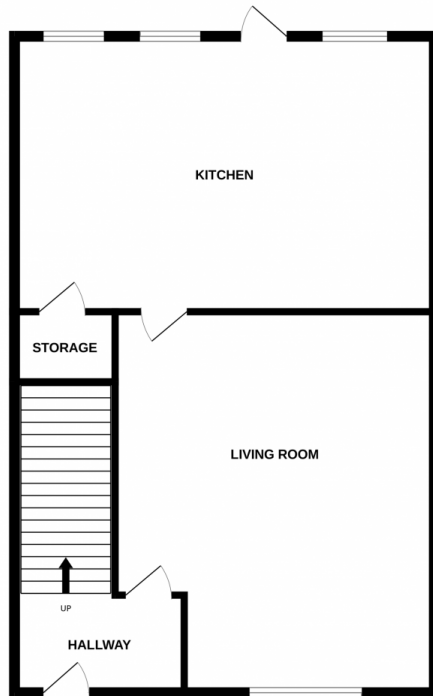
Bedroom 2 3.48m x 2.72m (11' 5" x 8' 11")

Double bedroom with double glazed window and centrally heated radiator

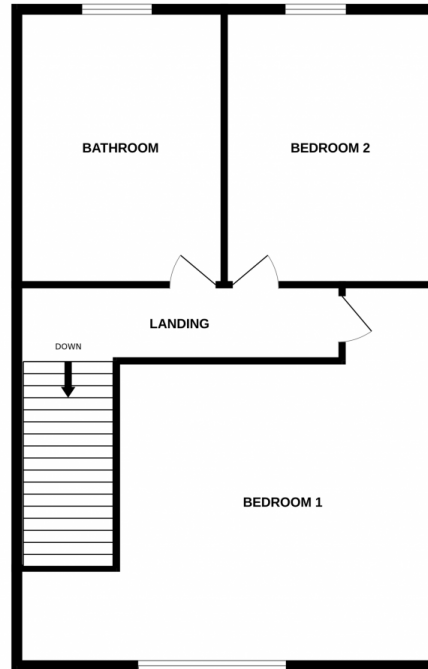
Bathroom 3.48m x 2.40m (11' 5" x 7' 10")


Modern bathroom with white three piece bathroom suite comprising of bath with shower over and shower screen, hand basin and WC. Tiled splashback to bath area. Double glazed window with privacy glass, heated towel rail and radiator.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Strawberry Avenue, Garforth



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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