



 4  
Bedrooms

 3  
Bathrooms

Tenure :  
Freehold



Brought to the market for sale this this spacious, four bedroom detached home located on Crimple Green in Garforth. Sat on a large plot, the property internally comprises in brief: - ground floor: - entrance porch, lounge, dining area, sun room, kitchen, utility room and a shower room with wc. First floor: - landing giving access to loft space, perfect for storage and has power & lighting. Bedroom one with an en-suite, three further bedrooms and a bathroom. Benefits from double glazing and gas central heating. There is a large driveway to the front that provides off road parking for several vehicles. To the rear you have a private lawned garden and patio. Externally, there are power sockets, water tap and a lockable cupboard. Also, to the rear you have a garden shed and garage. Crimple Green is within easy access of Garforth Main Street and it's wide range of amenities. This would make the perfect base for those who daily commute with the National Motorway Network, Garforth Train Station and bus routes within close proximity. Highly regarded schools within Garforth make this area ideal for the growing family. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

**Kitchen** 10' 5" x 8' 1" (3.17m x 2.46m)

Modern fitted kitchen with a range of wall and base units and integrated appliances including oven with hob over and extractor fan over, fridge freezer, sink with mixer tap integrated dishwasher and pantry/storage cupboard. Wooden flooring, spotlights to ceiling, tiling to splashback and double glazed window.

**Living Room** 14' 4" x 12' 9" (4.37m x 3.89m)

Living room with feature fireplace and mantelpiece surround, wooden flooring, double glazed window and centrally heated radiator. TV coaxial.

**Dining Room** 10' 5" x 9' 0" (3.17m x 2.74m)

Dining room with wooden flooring, centrally heated radiator

**Sun Room** 10' 5" x 9' 5" (3.17m x 2.87m)

Extended sun room with wooden flooring and double glazed windows and French style patio doors to garden. Centrally heated radiator. TV coaxial.

**Utility Room** 8' 7" x 7' 3" (2.62m x 2.21m)

Utility room with a range of wall and base units, wooden flooring, plumbing for washing machine, centrally heated radiator, double glazed window.

**Shower Room** 6' 1" x 2' 9" (1.85m x 0.84m)

Downstairs WC with hand basin, centrally heated radiator, double glazed window and shower cubicle.

**Bedroom 1** 10' 3" x 9' 7" (3.12m x 2.92m)

Double bedroom with a range of fitted wardrobes and storage. "walk in wardrobe" style dressing area. Centrally heated radiator and double glazed window. TV coaxial.

**En-suite** 10' 4" x 5' 0" (3.15m x 1.52m)

En-suite shower room with white three piece suite comprising of low flush WC, hand basin with storage unit under and shower with glass surround. Fully tiled with double glazed window with privacy glass and centrally heated towel rail. Cupboard with storage and gas boiler

**Bedroom 2** 12' 8" x 10' 0" (3.86m x 3.05m)

Double bedroom with fitted wardrobe and centrally heated radiator and double glazed window. TV coaxial.

**Bedroom 3** 10' 3" x 9' 1" (3.12m x 2.77m)

Double bedroom with centrally heated radiator and double glazed window. TV coaxial.

**Bedroom 4** 9' 6" x 7' 3" (2.90m x 2.21m)

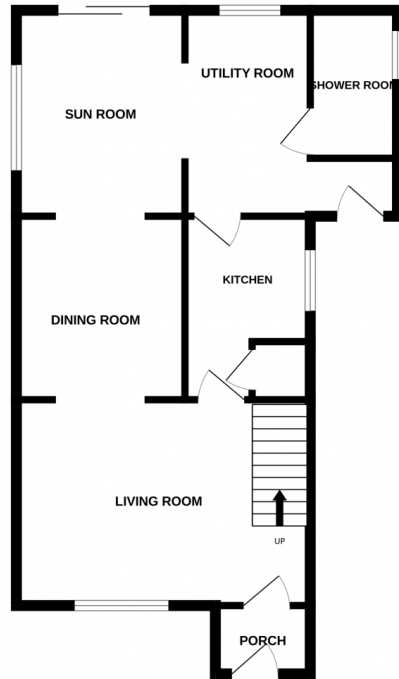
Currently used as an office this flexible space could be a single bedroom if required, with double glazed window and centrally heated radiator.

**Bathroom** 7' 7" x 7' 1" (2.31m x 2.16m)

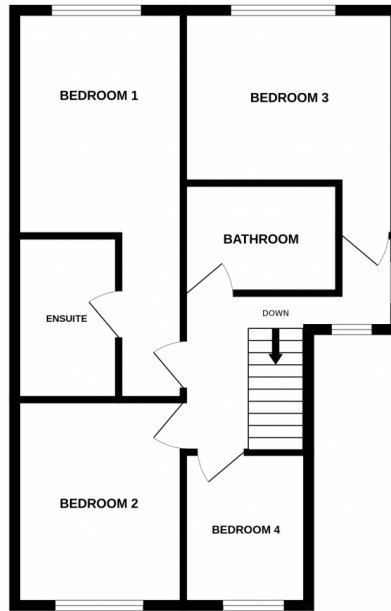
Main house bathroom, fully tiled with white three piece suite comprising of jacuzzi style bath, hand basin and low flush Wc. Extractor fan and fitted illuminated vanity unit.

Offers in the region of £325,000  
Crimple Green, 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		70	82
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		70	82
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Crimble Green, Garforth

