



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Available for sale is this three bedroom semi detached properties located on Firtree Avenue in Garforth.

Call Tudor Sales & Lettings on 0113 282 3056 to arrange a viewing!

Available for sale is this very well presented, three bedroom, semi detached located on Firtree Avenue in Garforth. Offering spacious room throughout, the internal layout comprises in brief: - entrance hallway, lounge, kitchen diner and an additional reception room. First floor: - landing, three bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, there is a garden and driveway to the front. To the rear is a large low maintenance garden and detached garage. Firtree Avenue is within close proximity of East Garforth Train Station, making this the perfect base for those who daily commute. Garforth High Street and it's wide range of amenities are also within easy reach. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Kitchen 16' 5" x 11' 4" (5.00m x 3.45m)

Lovely, large, modern fitted kitchen with a range of wall and base units and integrated appliances including, oven with hob and extractor fan over, sink with mixer tap. Space for double fridge and dishwasher. Breakfast bar, double glazed window and door. Double doors to lounge/office space. Central heating radiator.

Living Room 12' 8" x 10' 8" (3.86m x 3.25m)

Feature fireplace. Laminated flooring. Central heating radiator. Coving to ceiling. Double glazed window.

Second Reception Room 8' 6" x 8' 2" (2.59m x 2.49m)

Extended off the kitchen/diner is this useful room currently used as an office/lounge. With two double glazed windows and centrally heated radiator

Bedroom 1 12' 8" x 10' 2" (3.86m x 3.10m)

Fitted wardrobes. Hardwood flooring. Coving to ceiling. Central heating radiator and a double glazed window.

Bedroom 2 10' 8" x 10' 0" (3.25m x 3.05m)

Fitted wardrobes. Laminated flooring. Coving to ceiling. Central heating radiator and a double glazed window.

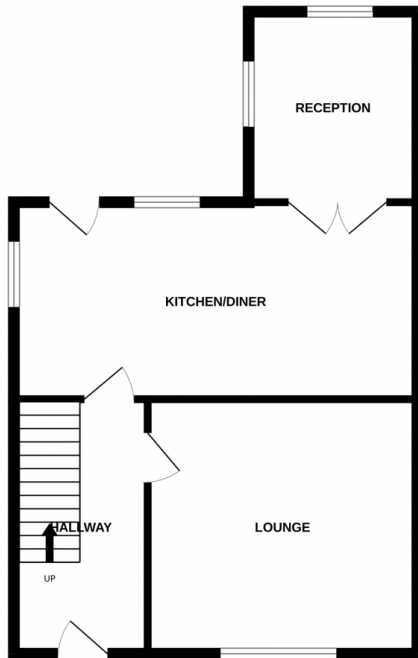
Bedroom 3 9' 4" x 6' 5" (2.84m x 1.96m)

Coving to ceiling. Central heating radiator and a double glazed window.

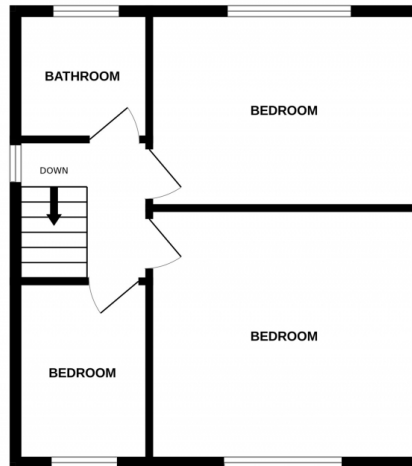
Shower Room 6' 2" x 6' 1" (1.88m x 1.85m)

Shower cubicle. Back to wall wc and vanity unit. Heated towel rail. Double glazed window.


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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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: Firtree Avenue, Garforth

