



 **3**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold

Offers in the region of £340,000
Conisbrough Grove, Garforth



Available to purchase is this three bedroom semi detached home located on Conisbrough Grove in Garforth.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Available to purchase is this modern, three bedroom end townhouse located on Conisbrough Grove in this much sought after area of Garforth. Offering spacious rooms throughout, this fine home comprises in brief: - ground floor: - entrance hallway, wc / cloaks, lounge and a kitchen diner. First floor: - landing, bedroom 1 with an en-suite, there are two further bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, there is a lawned garden to the front, with a driveway to the front and side providing off road parking for several vehicles. To the rear, you have a fully enclosed lawned garden, patio area and garden shed. Conisbrough Grove is within close proximity of Garforth Train Station making this the perfect base for those who daily commute. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Kitchen Diner 4.90m x 3.48m (16' 1" x 11' 5")

Fitted with a range of wall and base units. Laminated worktops and upstands. Sink and tap. Integrated double oven. Hob, splashback and extractor hood over. Integrated fridge freezer, washing machine and dishwasher. Central heating radiator. Double glazed window and French doors open to the rear garden.

Lounge 4.90m x 3.70m (16' 1" x 12' 2")

Double glazed window to the front. Central heating radiator. Under stairs storage cupboard.

WC 1.70m x 1.11m (5' 7" x 3' 8")

Wash hand basin. Push button wc.

Bedroom 1 3.75m x 3.08m (12' 4" x 10' 1")

Double bedroom with double glazed window and a central heating radiator.

En-Suite 2.85m x 1.73m (9' 4" x 5' 8")

Tiled shower cubicle. Wash hand basin. Push button wc. Heated towel rail. Double glazed window.

Bedroom 2 3.28m x 2.62m (10' 9" x 8' 7")

Double bedroom with double glazed window and a central heating radiator.

Bedroom 3 2.78m x 2.19m (9' 1" x 7' 2")

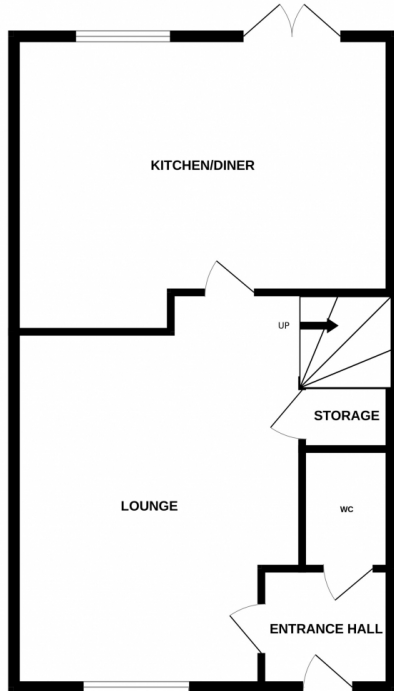
Double glazed window and a central heating radiator.

Bathroom 2.12m x 1.73m (6' 11" x 5' 8")

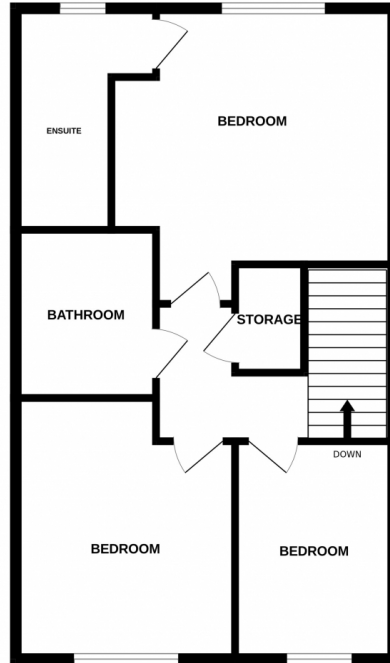
Three piece white suite comprising of: - bath with shower, wash hand basin and a push button wc. Part tiled walls.

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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		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Garforth, LS25

