



 2  
Bedrooms

 2  
Bathrooms

**Tenure :**  
**Freehold**



Contact Tudor Sales and Lettings on  
01132823056 to book your viewing today!

A rare opportunity has arisen to purchase this period character property in the heart of Garforth. Situated on Church Lane with easy walking distance to Main street, local amenities and train stations. Benefiting from a large rear garden this semi detached house has accommodation as follows in brief:

To the ground floor, porch, kitchen, living room, conservatory and WC,

To the first floor, Two double bedrooms and a bathroom.

Externally, off street parking to the front of the property and large garden to the rear.

Garforth benefits from "Outstanding" schools and easy access to main arterial routes and easy access to Leeds City Centre.

Tudor Sales and Lettings expect a lot of interest in this property so book your viewing today!

**Kitchen** *4.83m x 3.95m (15' 10" x 13' )*

Generously proportioned kitchen with a range of wall and base units, island, space for dining table. Tiled splashback and integrated appliances including oven with hob and extractor fan over, sink with mixer tap and space for fridge freezer. Centrally heated radiator and double glazed windows.

**Living Room** *4.30m x 3.95m (14' 1" x 13' )*

Living room with feature fireplace with log burning stove and mantelpiece surround. Double glazed patio doors to conservatory, Centrally heated radiator

**Conservatory** *4.27m x 1.87m (14' x 6' 2")*

Conservatory/Garden room. wood effect flooring door to garden.

**WC**

Downstairs WC in need of some renovation.

**Bedroom 1** *4.25m x 3.98m (13' 11" x 13' 1")*

Generously proportioned double bedroom with double glazed window and centrally heated radiator

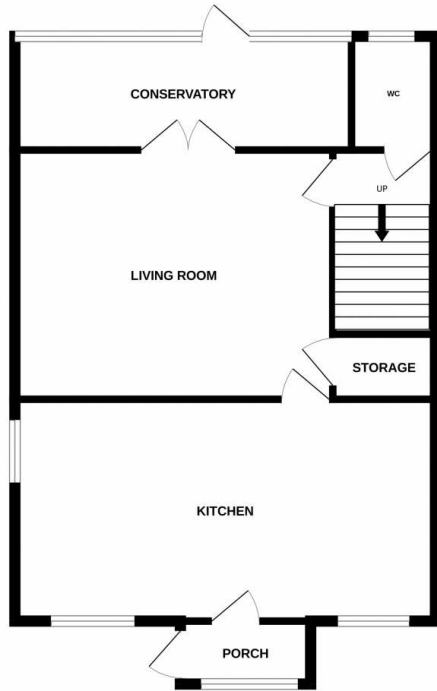
**Bedroom 2** *3.96m x 2.70m (13' x 8' 10")*

Double bedroom with original fireplace, double glazed window and centrally heated radiator

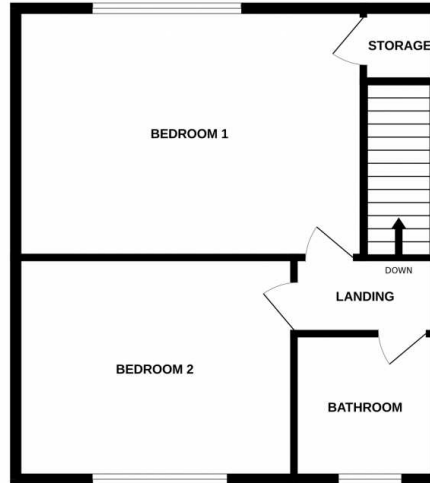
**Bathroom**

Fully tiled house bathroom with white three piece suite comprising of low flush WC, hand basin and bath with shower screen and shower unit over. Double glazed window.

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (115.9 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Church Lane, Garforth

