



 **3**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**



The perfect three bedroom semi detached home located on Ninelands View in Garforth. Well presented and maintained throughout, this fine home offers excellent living space throughout and comprises in brief: entrance hallway, wc, lounge, and a modern kitchen diner. First floor: bedroom one with en-suite, two further bedrooms and a house bathroom. Externally, the property has a spacious driveway, with enough space to park up to three cars which leads to a garage. Also to the front is a low maintenance pebbled garden. To the rear, is a private paved and decked garden. Ninelands View is within close proximity of Garforth High Street and its wide range of amenities. This is the ideal home for those who daily commute, with Garforth Train Station within close proximity. Call Tudor Sales & Lettings today for more information or to arrange a viewing.

Kitchen / Diner 4.69m x 3.35m (15' 5" x 11')

Fitted with a range of wall and base units. Laminated worksurfaces. Sink and tap. splashback. Oven, hob and extractor over. Double French doors and a glazed window. Door leads to garage.

Lounge 14' 88" x 11' 40" (6.50m x 4.37m)

Feature media wall with electric fire. Double glazed bay window to the front. Central heating radiator. Coving to ceiling.

WC 5' 44" x 2' 66" (2.64m x 2.29m)

WC. Wash hand basin. Central heating radiator. Double glazed window.

Master Bedroom 10' 96" x 8' 46" (5.49m x 3.61m)

Double and single wardrobe space. Double glazed window to the front. Central heating radiator. Coving to ceiling.

En-suite 8' 43" x 3' 00" (3.53m x 0.91m)

Tiled shower cubicle with electric shower. Vanity unit. Central heating radiator.

Bedroom 2 8' 44" x 9' 88" (3.56m x 4.98m)

Double glazed window and a central heating radiator.

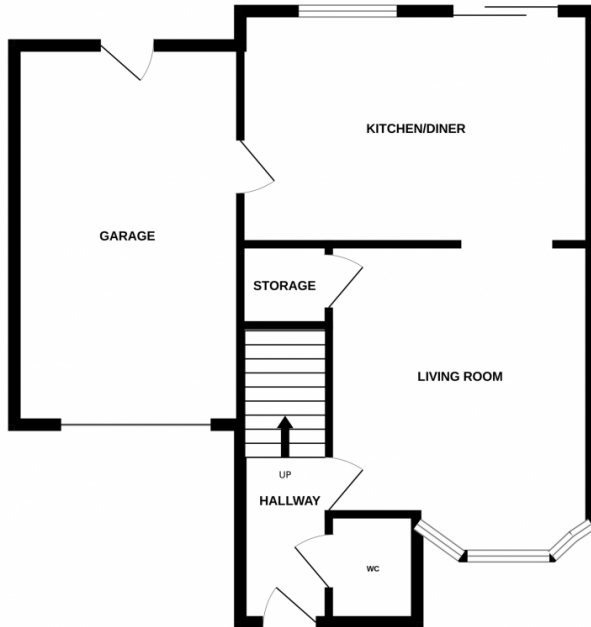
Bedroom 3 7' 22" x 5' 86" (2.69m x 3.71m)

Double glazed window and a central heating radiator.

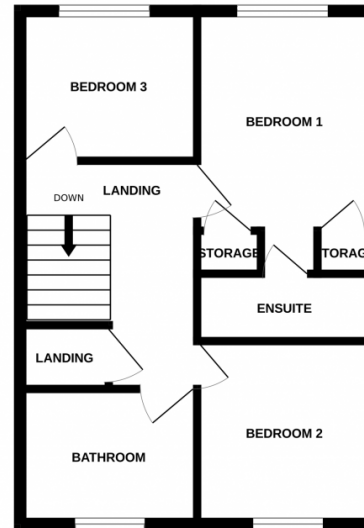
Bathroom 6' 43" x 5' 81" (2.92m x 3.58m)

Three piece white suite comprising of: bath with shower over, vanity unit and a wc. Part tiled walls. Central heating radiator. 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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