



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Tudor Sales & Lettings are delighted to present this beautifully maintained home, ideally situated in a prime location in Garforth. A standout feature of this superb property is its exceptional connectivity—offering easy access to Garforth Train Station and the National Motorway Network, making it an excellent choice for commuters.

The well-appointed interior comprises:

- Ground Floor – Entrance porch, a bright and spacious lounge, and a modern kitchen.
- First Floor – Landing, two generously sized double bedrooms, and a stylish bathroom.

The property benefits from double-glazed windows and gas central heating, ensuring comfort all year round. Note that there will be a new Worcester Bosch Combi-Boiler installed on the 17.03.2025.

Externally, the home boasts a driveway and lawned area to the front, while the large rear garden features both lawn and patio areas, perfect for outdoor relaxation or entertaining. Additionally, a spacious, insulated summerhouse provides a versatile space for work, leisure, or extra storage.

For more information or to arrange a viewing, contact Tudor Sales & Lettings today on 0113 282 3056.

Kitchen *3.95m x 2.74m (13' x 9')*

Modern fitted kitchen with a range of wall and base units and integrated appliances including, Sink with mixer tap, Double oven, microwave, hob with extractor fan over, fridge freezer and dishwasher. Double glazed window and door to rear garden. Coving and spotlighting to ceiling and tiled splashback to worksurface area.

Living Room *3.95m x 5.32m (13' x 17' 5")*

Generously proportioned living room with coving to ceiling, wooden flooring, centrally heated radiator and double glazed window.

Bedroom 1 *3.98m x 2.99m (13' 1" x 9' 10")*

Generously proportioned double bedroom with coving to ceiling, centrally heated radiator and double glazed window.

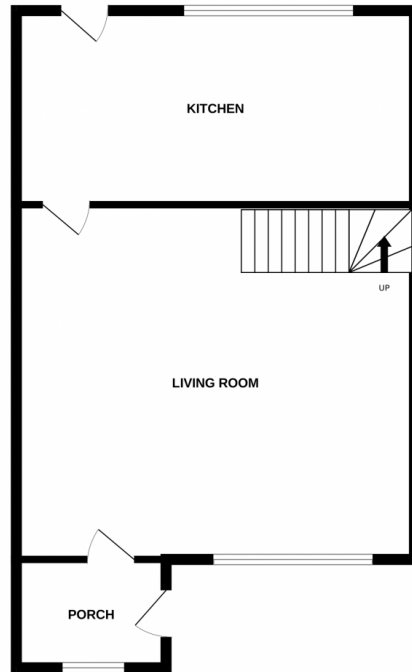
Bedroom 2 *3.98m x 2.76m (13' 1" x 9' 1")*

Double bedroom with coving to ceiling, double glazed window and centrally heated radiator.

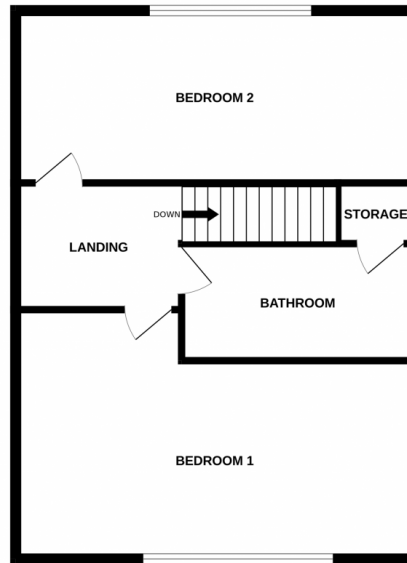
Bathroom *2.43m x 1.42m (8' x 4' 8")*

Modern fitted white, three piece, bathroom suite comprising of WC, bath with shower unit over and sink with storage unit over. Centrally heated towel rail and double glazed window with privacy glass.

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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