



 **4**
Bedrooms

 **1**
Bathroom

Tenure:
Freehold



Tudor Sales & Lettings are delighted to bring to the market for sale this superb four bedroom semi detached home.

A rare opportunity and one not to be missed! Call our office on 0113 282 3056 for more information or to arrange a viewing!

Tudor Sales & Lettings are delighted to present this superb four-bedroom semi-detached home, situated on the sought-after Lidgett Lane in Garforth. Dating back to the 1930s, this charming property offers generous living space throughout, making it an ideal choice for growing families.

The well-proportioned interior comprises in brief: -

Ground Floor: - A welcoming entrance hallway, a spacious kitchen diner, a separate dining room, and a bright, inviting lounge.

First Floor: - A landing leading to four well-sized bedrooms and a modern family bathroom.

This home benefits from double-glazed windows and gas central heating, ensuring comfort year-round.

Externally, the property boasts a large outdoor space. The front features a spacious driveway, providing off-road parking for multiple vehicles. To the rear, you'll find a lawned garden, a patio area, and a detached garage, perfect for storage or additional parking.

Lidgett Lane is conveniently located just moments from Garforth High Street, offering a wide range of amenities. Families will also appreciate the proximity to Garforth Academy, making this an ideal location for those with children.

This fantastic home is not to be missed! Contact Tudor Sales & Lettings today on 0113 282 3056 to arrange a viewing.

Kitchen Diner 4.97m x 2.70m (16' 4" x 8' 10")

Fitted with a wide range of wall and base units. Integrated oven, gas hob and extractor hood over. Tiled splashback. Sink and tap. Corian worktops. Integrated appliances include: - dishwasher, washing machine and undercounter fridge and freezer. Double glazed windows. Central heating radiator. Door opens to the rear garden. Pantry, perfect for storage.

Lounge 5.92m x 3.62m (19' 5" x 11' 11")

Double glazed sliding door opens to the rear garden. Wood burning stove. Feature wall lighting. Original pine flooring. Central heating radiator.

Dining Room 4.33m x 3.96m (14' 2" x 13')

Feature fireplace. Double glazed bay window to the front. Original pine floorboards. Central heating radiator.

Bedroom 1 3.95m x 3.56m (13' x 11' 8")

Double bedroom with double glazed window to the rear. Central heating radiator. Original pine floorboards.

Bedroom 2 3.95m x 3.19m (13' x 10' 6")

Double bedroom with double glazed window to the front. Central heating radiator. Original pine floorboards.

Bedroom 3 2.18m x 2.73m (7' 2" x 8' 11")

Double glazed window. Original pine floorboards. Central heating radiator.

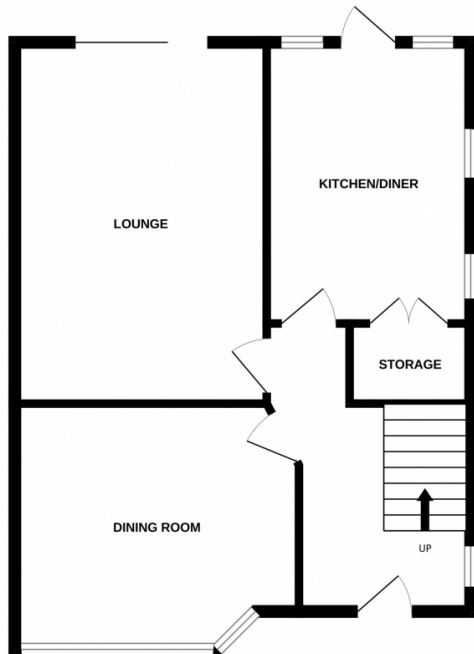
Bedroom 4 2.72m x 2.42m (8' 11" x 7' 11")

Double glazed window. Original pine floorboards. Central heating radiator.

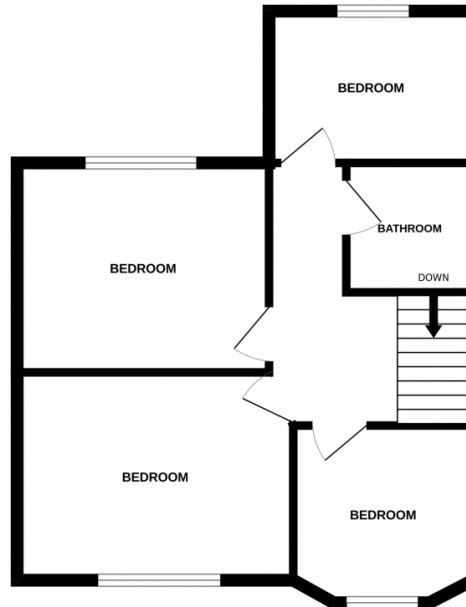
Bathroom 2.66m x 1.77m (8' 9" x 5' 10")

Tiled flooring and walls. Bath with shower over and a shower screen. Back to wall wc. Vanity unit. Vertical 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Lidgett Lane, Garforth

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		66	82
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	66	82
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

