



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Tudor Sales & Lettings are delighted to bring to the market this superb three bedroom semi detached home in Garforth.

Call our office on 0113 282 3056 for more information or to arrange a viewing.

Tudor Sales & Lettings are pleased to present this well presented three-bedroom semi-detached home, nestled at the end of a highly sought-after cul-de-sac on Ashbourne Crescent, Garforth. This fantastic property boasts a generous plot, offering ample outdoor space to enjoy.

Inside, the well-proportioned layout comprises:

Ground Floor – An inviting entrance hallway, a well-equipped kitchen, a spacious lounge-diner perfect for entertaining, and a convenient ground-floor bathroom.

First Floor – A landing area leading to two generously sized double bedrooms.

Additional benefits include double glazing and gas central heating, ensuring comfort and energy efficiency year-round.

Externally, the home offers excellent parking options, with a driveway to the front for off-road parking, an additional side driveway leading to a garage, and a substantial rear garden featuring both lawn and patio areas – ideal for outdoor relaxation and entertaining.

Situated within close proximity to Garforth Train Station, this home is perfectly located for commuters.

Don't miss out – contact Tudor Sales & Lettings today on 0113 282 3056 to arrange your viewing!

Kitchen 3.38m x 2.93m (11' 1" x 9' 7")

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor over. Tiled flooring. Plumbing for washing machine and space for a free standing fridge freezer. Double glazed window.

Lounge Diner 6.95m x 4.35m (22' 10" x 14' 3")

Feature gas fire. Coving to ceiling. Double glazed window to the front and French doors open to the rear garden. Central heating radiator.

Bedroom 3 3.00m x 2.24m (9' 10" x 7' 4")

Double glazed window and a central heating radiator.

Bathroom 2.56m x 1.88m (8' 5" x 6' 2")

White suite comprising of: - bath with shower over, vanity unit and a back to wall wc. Part tiled walls and tiled flooring. Two double glazed windows. Vertical radiator.

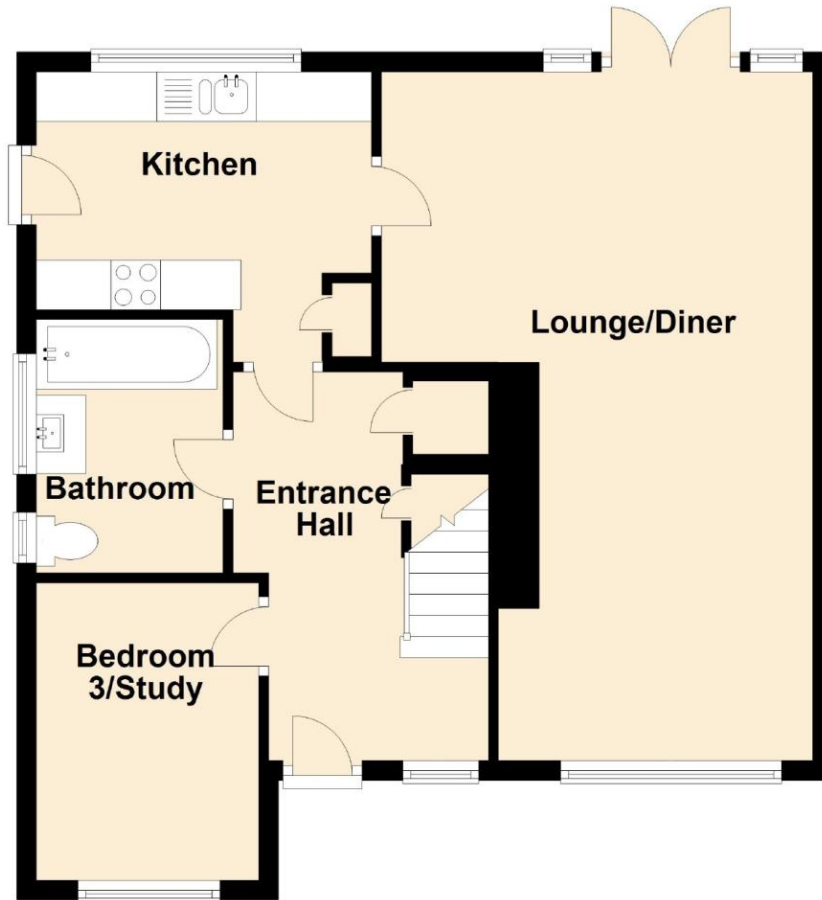
Bedroom 1

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

Bedroom 2

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

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Garforth, LS25

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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