



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :  
Freehold**



Offers in the region of £245,000  
Montague Crescent, Garforth



Offered with no onward chain, this well-maintained two-bedroom semi-detached bungalow is located on the popular Montague Crescent in Garforth.

With a traditional layout the accommodation briefly comprises: a welcoming entrance hallway, a functional kitchen, a spacious lounge, a shower room, a separate WC, two good-sized bedrooms, and a bright conservatory. The property benefits from gas central heating, providing warmth and comfort throughout the year.

Previously tenanted, the bungalow generated a rental income of £975 per calendar month, making it a great investment opportunity. The current owner has ensured the property is well-maintained with up-to-date electrical installation condition reports and a valid gas certificate. With an impressive EPC rating of C, this home is also energy-efficient. Mains powered interlinked heat, smoke and carbon monoxide sensors.

Externally, the property features a well-kept lawned garden to the front. There is a spacious driveway to the front and side, offering ample off-road parking for multiple vehicles, which leads to a larger-than-average garage. To the rear, you'll find a private and not overlooked garden area, perfect for relaxing and enjoying the outdoors.

Montague Crescent is conveniently located just a short distance from Garforth High Street, which offers a wide range of amenities including bars, shops, restaurants and a doctors including many more. Garforth Train Station is also within easy reach, making this an ideal location for those commuting to work.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings today on 0113 282 3056. Don't miss out on this fantastic opportunity!

**Kitchen** 3.33m x 2.66m (10' 11" x 8' 9")

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated Bosch oven, gas hob, extractor over and a stainless steel splashback. Tiled splashback. Tiled flooring. Central heating radiator. Bosch dishwasher and washing machine. Worcester Bosch combi-boiler that was installed in 2021 with a convenient Hive controller. Window to the front.

**Lounge** 5.31m x 3.66m (17' 5" x 12' )

Spacious lounge with a fireplace. Window to the front. Central heating radiator. Coving to ceiling.

**Bedroom 1** 3.68m x 3.40m (12' 1" x 11' 2")

Window to the rear. Central heating radiator. Fitted wardrobe. Coving to ceiling.

**Bedroom 2** 2.95m x 2.11m (9' 8" x 6' 11")

Window to the rear. Laminated flooring. Central heating radiator.

**Shower Room** 1.68m x 1.80m (5' 6" x 5' 11")

Tiled flooring and walls. Shower cubicle. Vanity unit. Window to the side.

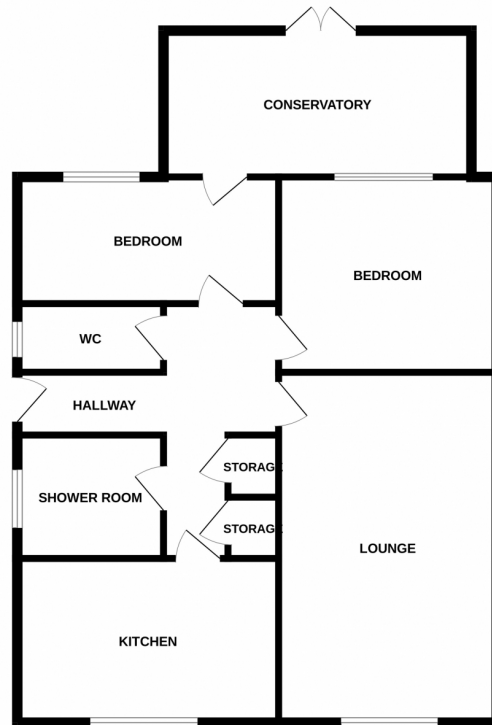
**WC** 1.70m x 0.80m (5' 7" x 2' 7")

Push button wc. Tiled flooring and walls. Window to the side.

**Conservatory**

A light and airy conservatory with double glazed windows and double doors that open to the delightful rear garden. Laminated flooring. Large air conditioning unit.

GROUND 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.  
Made with Floorplan 12/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Garforth, LS25

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

