



 **4**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



Brought to the market for sale is this superb, four bedroom detached home located on Higham Way in Garforth.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Tudor Sales & Lettings are delighted to bring to the market this superb four bedroom detached house is located in a sought after cul-de-sac in Garforth. This make the ideal home for growing families, the property is immaculately presented and benefitting from generous front and rear gardens. Within easy walking distance to highly regarded local schools and amenities.

The internal accommodation comprises, an entrance hall with stairs rising to the first floor, a downstairs WC with a hand wash basin, a good sized lounge with a beautiful bay window and patio doors leading onto the rear garden. There is an open plan kitchen/dining room fitted with shaker style units, a built in microwave with space for a dishwasher, range cooker and fridge/freezer as well as useful storage cupboards, the utility room is fitted with matching units with space for a washing machine and tumble dryer.

To the first floor, there is a landing leading to four bedrooms, the master bedroom also has an ensuite shower room fitted with a shower cubicle, hand wash basin and WC. Finally there is a family bathroom fitted with a bath, WC and hand wash basin.

Externally, to the front of the property there is a paved driveway providing off street parking for three cars, a single garage with up-and-over door and a stone flagged path leading to the front door of the property. To the rear is a patio area perfect for alfresco dining and a decked seating area with the rest predominately laid to lawn. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Kitchen/ Breakfast Room *5.10m x 3.66m (16' 9" x 12')*

Modern Kitchen with breakfast bar and a range of wall and base units and integrated appliances consisting of double oven with hob and extractor fan over, sink with mixer tap and space for dishwasher if required. wooden flooring, spotlighting to ceiling, double glazed window and door to garden.

Utility Room *3.00m x 2.00m (9' 10" x 6' 7")*

Useful utility room with space for washing machine and tumble dryer, sink with mixer tap and double glazed window. Centrally heated radiator, double glazed window, Velux style window and wooden flooring, range of wall and base units.

Lounge/Dining Room *6.97m x 3.22m (22' 10" x 10' 7")*

Dual aspect living room with spotlighting and coving to ceiling. Centrally heated radiator, double glazed windows and space for dining table if required.

WC

Tiled flooring and part tiled walls. Vanity unit. WC. Double glazed window.

Bedroom 1 *3.66m x 3.22m (12' x 10' 7")*

Double bedroom with double glazed window. Coving to ceiling. Central heating radiator. Door leads to en-suite.

En-suite

Tiled flooring and part tiled walls. Shower cubicle. Vanity unit. WC. Double glazed window and a heated towel rail.

Bedroom 2 *3.30m x 2.66m (10' 10" x 8' 9")*

Central heating radiator. Double glazed window. Coving to ceiling.

Bedroom 3 *3.60m x 1.90m (11' 10" x 6' 3")*

Central heating radiator. Double glazed window. Coving to ceiling.

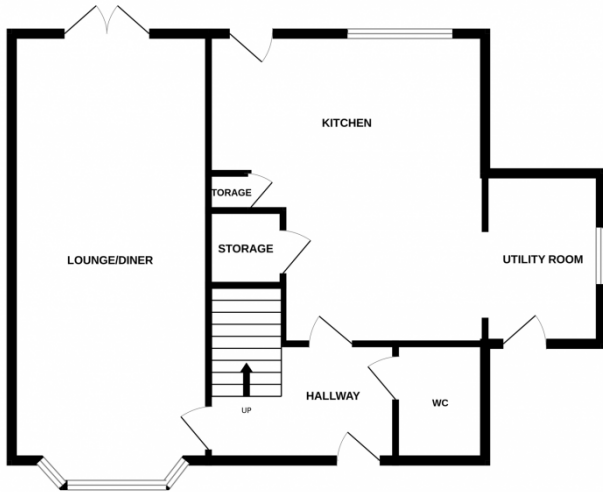
Bedroom 4 *3.30m x 1.98m (10' 10" x 6' 6")*

Central heating radiator. Double glazed window.

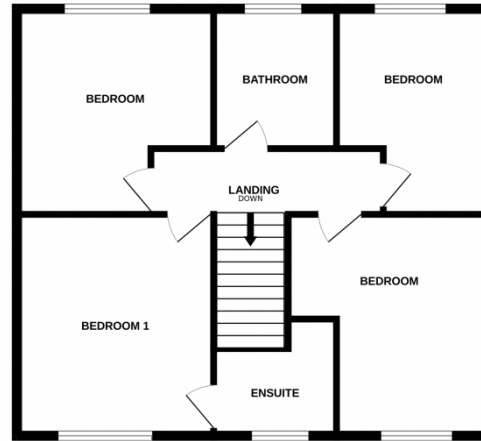
Bathroom

Tiled flooring and part tiled walls. Three piece suite comprising of: - bath, wash hand basin and a wc. Heated towel rail. Coving to ceiling and a 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		83
(69-80)	C	73	
(55-68)	D		
(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

