



 **3**
Bedrooms

 **2**
Bathrooms



Tudor Sales and Lettings are please to present for sale this three bedroom detached home located on Brierlands Fold in Garforth.

Offering spacious rooms throughout the property comprises in brief: - ground floor: - entrance hallway, wc / cloaks, lounge, dining area and a kitchen. First floor: - landing, three bedrooms and a bathroom. Externally, you have a driveway to the front. To the rear you have a fully enclosed garden and garage.

Brierlands Fold makes the perfect base for those who daily commute with Garforth Train Station and The National Motorway Network within easy reach. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing. Within the kitchen, the whitegoods are included.

Living Room 4.23m x 3.85m (13' 11" x 12' 8")

Generously proportioned living room with double glazed window, centrally heated radiator, feature fireplace with mantelpiece surround and coving to ceiling.

Kitchen 2.80m x 2.56m (9' 2" x 8' 5")

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of: sink with mixer tap, range style cooker with extractor fan over, washing machine. Tiled splashback, double glazed window and door.

Dining Room 2.80m x 2.30m (9' 2" x 7' 7")

Featuring French style double glazed patio doors to rear garden and centrally heated radiator.

Bedroom 1 3.72m x 3.06m (12' 2" x 10')

Double bedroom with built in wardrobes, centrally heated radiator and double glazed window.

Bedroom 2 3.31m x 2.49m (10' 10" x 8' 2")

Double bedroom with centrally heated radiator and double glazed window

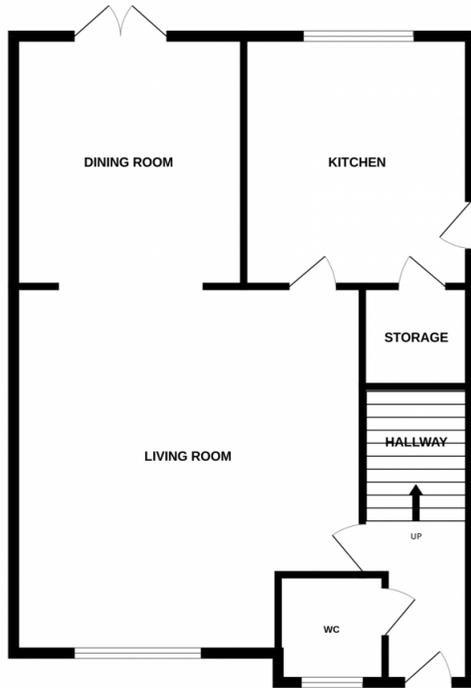
Bedroom 3 2.34m x 2.12m (7' 8" x 6' 11")

Single bedroom with double glazed window and centrally heated radiator.

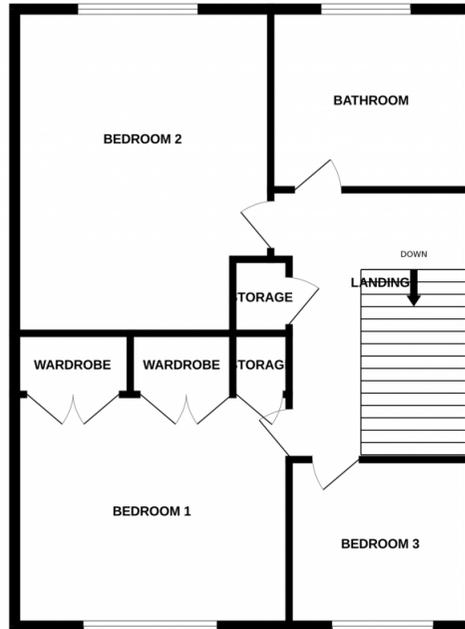
Bathroom

Fully tiled modern bathroom with white three piece suite comprising of bath with shower screen and shower unit over, hand basin and WC. Storage unit, centrally heated radiator and double glazed window with privacy glass.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		64	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Garforth, LS25



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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