



 **4**
Bedrooms

 **3**
Bathrooms

**Tenure :
Freehold**

Offers in the region of £450,000
Brierlands Close, Garforth



To be sold with no onward chain is this four bedroom detached home!

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

Offered for sale with no onward chain is this beautifully presented four-bedroom detached home, ideally situated on the sought-after Brierlands Close in Garforth.

Boasting generous and well-planned living space, this property is perfect for families and those seeking room to grow. The accommodation briefly comprises:

Ground Floor: A welcoming entrance hallway, spacious lounge, modern open-plan kitchen/diner, light-filled conservatory, separate utility room, downstairs WC, and access to an integral garage.

First Floor: A central landing leads to four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom.

The property benefits from double glazing and gas central heating throughout.

Externally, there is a driveway to the front providing off-street parking, while the rear enjoys a fully enclosed garden featuring a lawn and patio area—ideal for relaxing or entertaining.

Call Tudor Sales & Lettings today on 0113 282 3056 to find out more or to arrange your viewing.

Kitchen / Diner 2.88m x 5.60m (9' 5" x 18' 4")

Fitted with a range of wall and base units. Granite worktops and upstands. Sink and tap. Integrated fridge freezer, microwave and dishwasher. Integrated oven and gas hob. Vertical radiator. Double glazed window. Sliding door opens to the conservatory. Under stairs storage.

Lounge 4.41m x 3.67m (14' 6" x 12')

Double glazed bay window. Laminated flooring. Central heating radiator. Coving to ceiling.

Conservatory 3.36m x 3.65m (11' x 12')

Double glazed window. Laminted flooring. Door opens to the rear garden.

Utility Room 1.85m x 1.20m (6' 1" x 3' 11")

Base unit. Worktop space. Plumbing for washing machine. Double glazed window.

WC 1.82m x 0.83m (6' x 2' 9")

Push button wc. Vanity unit. Central heating radiator. Double glazed window.

Bedroom 1 3.71m x 2.62m (12' 2" x 8' 7")

Double bedroom with fitted wardrobes. Fitted wardrobes. Double glazed bay window. Central heating radiator.

En-Suite 1.95m x 1.94m (6' 5" x 6' 4")

Tiled flooring and walls. Push button wc. Vanity unit. Heated towel rail. Walk in shower. Double glazed window.

Bedroom 2 3.92m x 2.74m (12' 10" x 9')

Double bedroom with double glazed window. Laminated flooring. Central heating radiator.

Bedroom 3 2.43m x 3.02m (8' x 9' 11")

Fitted wardrobe. Laminated flooring. Double glazed window. Central heating radiator.

Bedroom 4 2.68m x 2.81m (8' 10" x 9' 3")

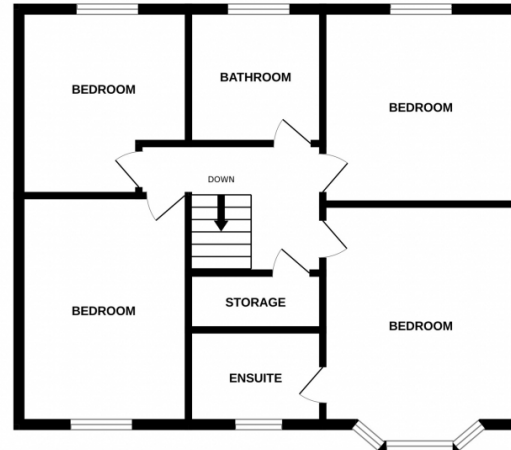
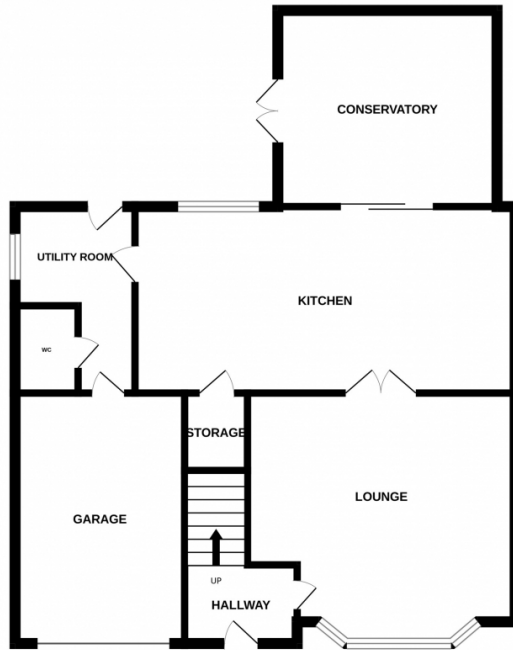
Laminated flooring. Central heating radiator. Double glazed window.

Bathroom 2.21m x 1.91m (7' 3" x 6' 3")

Fully tiled bathroom with bath, wc and a vanity unit. 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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