



 **4**
Bedrooms

 **3**
Bathrooms



Tudor Sales and Lettings are proud to present for rental this furnished 4/5 bedroom "new build" property on Roscommon Way in Garforth.

This stunning 4 bedroom detached property, situated in the Silverwood new build development benefits from being in a semi-rural location that is perfect for a family, as well as the daily commuter with close motorway links.

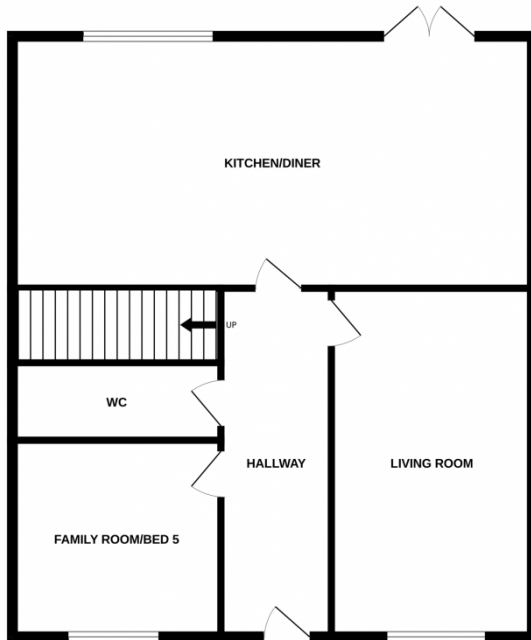
The property briefly comprises of an open-plan kitchen/dining room with French style patio doors leading to the garden. There is a separate living room, a second reception room which could be used as a 5th bedroom and a handy WC.

To the first floor, Bedroom one has an en-suite shower room and the other three bedrooms share the family bathroom/WC.

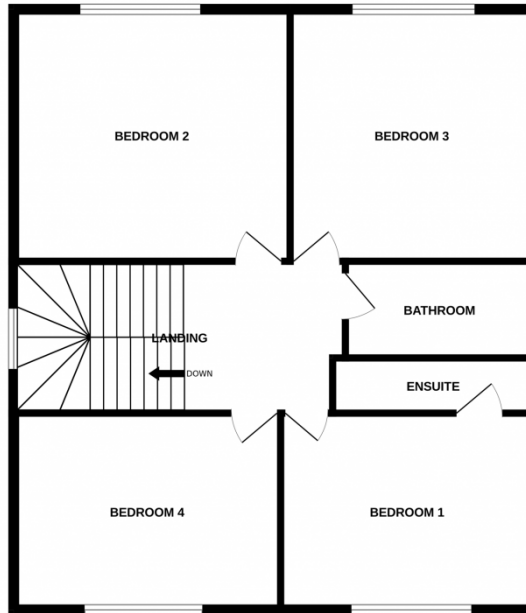
Externally there is off street parking to the front of the property, a garage and to the rear a garden laid to lawn.

Please note this let is for 12 months only.

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		94
(81-91) B	85	
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		94
(81-91) B	85	
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