



 **2**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Tudor Sales and Lettings are pleased to present for sale with NO ONWARD CHAIN this extended semi detached bungalow in Garforth.

In need of renovation, this bungalow is positioned on a quiet cul-de-sac and benefits from a loft conversion.

The accomodation comprises of in brief:

To the ground floor: Kitchen, Living room, bedroom, bathroom and conservatory

To the first floor: bedroom and WC

Externally: Off street parking and low maintenance garden to the front and rear as well as garage to rear.

There are very few bungalows currently available in Garforth so book your viewing today to avoid disappointment!

Kitchen 4.00m x 1.56m (13' 1" x 5' 1")

Fitted kitchen with a range of wall and base units. Double glazed window and door.

Living Room 6.80m x 3.16m (22' 4" x 10' 4")

Generously proportioned living room with centrally heated radiator and double glazed window.

Bathroom 1.83m x 1.44m (6' x 4' 9")

Wet room with WC and hand basin, heated towel rail and double glazed window with privacy glass

Bedroom 1 5.25m x 2.86m (17' 3" x 9' 5")

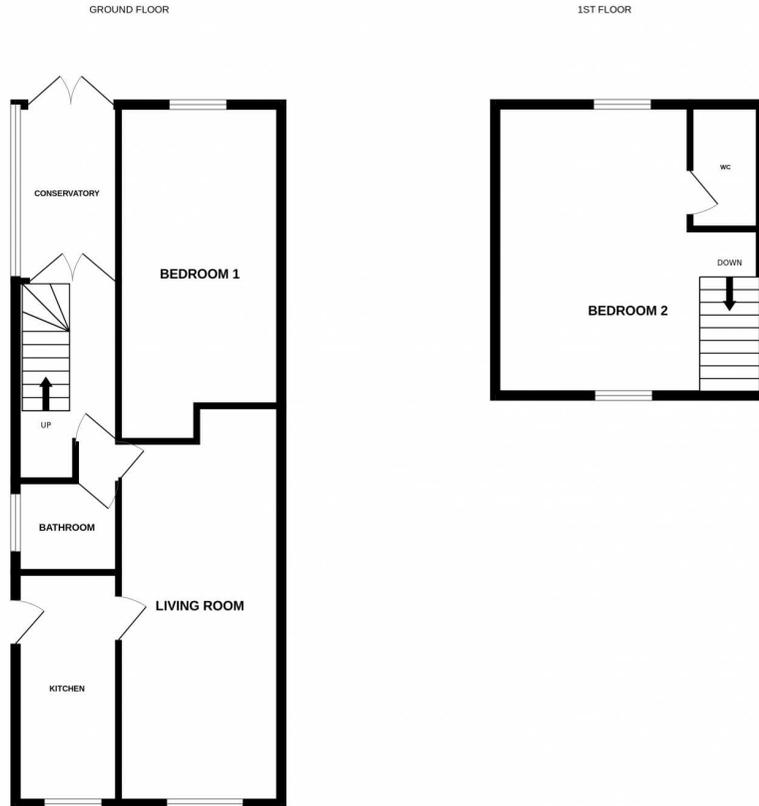
Main bedroom with double glazed window and centrally heated radiator.

Bedroom 2 3.98m x 3.51m (13' 1" x 11' 6")

Loft conversion previously used as a bedroom with en-suite WC and hand basin. Modern boiler. Two double glazed Velux style windows.

Conservatory 3.03m x 1.80m (9' 11" x 5' 11")

With Double glazed French style patio doors to garden.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, nooks 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Glamis Close, Garforth

