



 **3**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**



Tudor Sales and Lettings are pleased to present for sale this newly renovated three bedroom semi detached home in Garforth with no onward chain. Situated on the popular Oak estate and boasting easy access to the Main Street and Garforth train station, this property has excellent access to local amenities and arterial roads. The accommodation comprises of in brief:

To the ground floor: Kitchen/Diner, WC, Living room and Conservatory.

To the first floor: Three bedrooms and bathroom.

Externally: Off street parking to the front of the property and large garden with converted garage with potential for home office or play space to the rear.

This property is ready to move into, has no onward chain and is in an excellent location. Don't delay book your viewing today!

Kitchen/Diner *4.36m x 3.13m (14' 4" x 10' 3")*

Kitchen/Diner with a range of wall and base units and integrated appliances consisting of: oven with hob and extractor fan over and sink with mixer tap. Tiled splashback to worksurface area. Two double glazed windows and door to garden. Centrally heated radiator.

Living Room *4.36m x 2.96m (14' 4" x 9' 9")*

Generously proportioned living room with log burning stove and double glazed patio style doors to conservatory. Centrally heated radiator.

WC

The smallest room! Downstairs WC/boiler room with white WC and hand basin. Centrally heated radiator and double glazed window with privacy glass.

Conservatory *3.29m x 2.96m (10' 10" x 9' 9")*

Modern conservatory with brick base and electric sockets. Double glazed windows and door.

Bedroom 1 *3.62m x 3.03m (11' 11" x 9' 11")*

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 2 *3.89m x 3.48m (12' 9" x 11' 5")*

Double bedroom with double glazed window and centrally heated radiator.

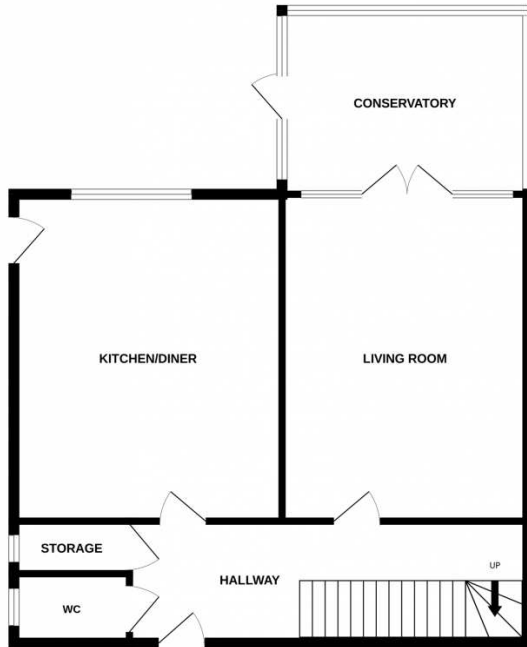
Bedroom 3 *3.20m x 2.15m (10' 6" x 7' 1")*

Single bedroom with double glazed window and centrally heated radiator.

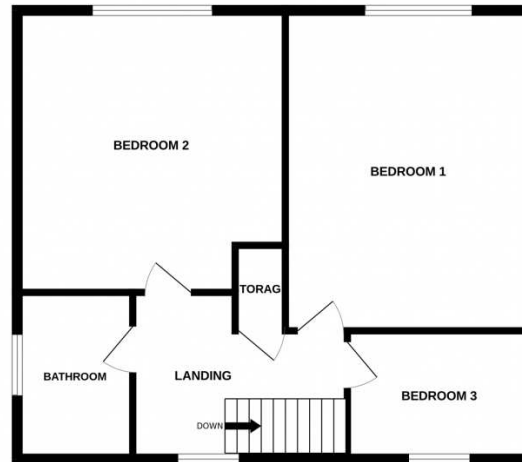
Bathroom *2.56m x 1.69m (8' 5" x 5' 7")*


Modern fitted shower room with walk-in shower and white WC and hand basin. Double glazed window with privacy glass and centrally heated towel rail.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(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



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.
Made with Metropix ©2025