



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**





Tudor Sales and Lettings are proud to present for sale this three bedroom detached property. Situated on a quiet cul-de-sac in the popular town of Garforth, this property has views over playing fields to the rear and is easy walking distance from Main Street. Boasting easy access to two train stations and transport links to main arterial routes and commuting distance from Leeds City Centre.

The accomodation comprises of in brief:

To the ground floor, dual aspect living room/dining room, kitchen and conservatory

To the first floor, three bedrooms and bathroom.

Externally, detached garage, off street parking and front and rear gardens.

There are not many three bedroom detached properties that come up for sale in Garforth so book your viewing today to avoid disappointment!

**Living Room/Dining Room** *6.84m x 3.78m (22' 5" x 12' 5")*

Dual aspect living/dining room with feature fireplace and mantelpiece surround. Coving to ceiling, double glazed window and patio doors to conservatory. Two centrally heated radiators.

**Kitchen** *2.70m x 2.70m (8' 10" x 8' 10")*

Modern fitted kitchen with tiled splashback and a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan over, sink with mixer tap and space for washing machine and dishwasher. Double glazed window.

**Conservatory** *2.86m x 2.70m (9' 5" x 8' 10")*

Modern conservatory with French style patio doors to garden.

**Bedroom 1** *4.00m x 3.00m (13' 1" x 9' 10")*

Double bedroom with built-in wardrobes and coving to ceiling. Double glazed window and centrally heated radiator

**Bedroom 2** *3.00m x 2.76m (9' 10" x 9' 1")*

Double bedroom with double glazed window and centrally heated radiator.

**Bedroom 3** *2.87m x 2.60m (9' 5" x 8' 6")*

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

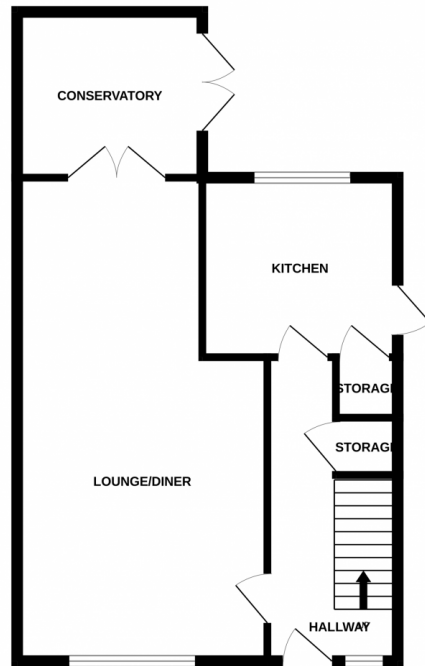
**Bathroom** *2.45m x 2.35m (8' x 7' 9")*

Moden fitted bathroom with white four piece suite comprising of walk-in shower, seperate bath, WC and hand basin with storage unit under. Double glazed window with privacy glass and centrally heated towel rail.

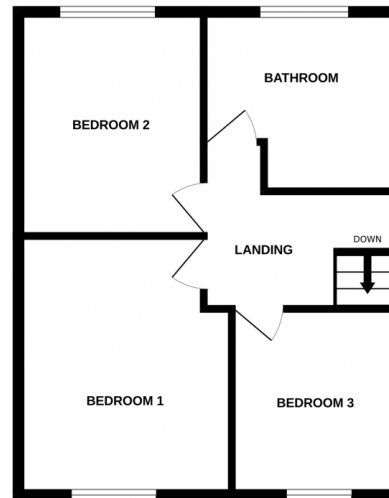
**Conservatory** *2.86m x 2.70m (9' 5" x 8' 10")*

Well proportioned conservatory with brick base and centrally heated radiator. Double doors to garden.

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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