



 **2**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**

Offers in the region of £275,000
Oak Grove, Garforth



Tudor Sales & Lettings are delighted to offer for sale this well presented and extended two-bedroom semi-detached property, ideally located on the ever-popular Oak Grove in Garforth.

Boasting generous ground floor space, the accommodation briefly comprises: entrance hallway, a spacious lounge, a stunning extended kitchen/diner perfect for family living and entertaining, and a modern downstairs shower room.

To the first floor, you'll find two well proportioned double bedrooms and a contemporary bathroom. The landing provides access to a fully insulated and boarded loft via a pull-down ladder, ideal for additional storage.

Further benefits include gas central heating, double glazed windows throughout, full floor insulation in kitchen and extension, cavity wall insulation, 270mm loft insulation making this a really engery efficient home.

The water connection has lead pipe replacement.

Externally, the property features a driveway to the front offering off-road parking along with plumb, pear and apple trees. To the rear, you'll discover a beautifully maintained, large garden with a variety of mature plants, shrubs, trees, including a crabapple tree, wild pear tree, mature plumb tree, scotch rose, dog rose, hazel, guilder rose, wild privit, blackthorne, berberis and philadelphus making this a stunning garden space making this a peaceful outdoor retreat. To the front and rear elevation, you have double electrical sockets. In the rear garden there is bird friendly hedging to one of the sides.

Early viewing is highly recommended, contact Tudor Sales & Lettings today on 0113 282 3056 to arrange your viewing or for more information.

Kitchen 3.39m x 2.83m (11' 1" x 9' 3")

Fitted with a wide range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor hood over. Plumbing for dishwasher. Storage cupboard off the kitchen that has plumbing for a washing machine and houses the combi-boiler. Laminated flooring. Two double glazed windows.

Dining Area 6.33m x 2.72m (20' 9" x 8' 11")

Extended dining area / second reception space with double glazed windows and French doors that open to the rear garden. Skylight windows. Laminated flooring. Central heating radiator.

Lounge 4.85m x 3.22m (15' 11" x 10' 7")

Double glazed window. Central heating radiator. Storage cupbaord.

Shower Room 1.71m x 1.76m (5' 7" x 5' 9")

Tiled shower area. Wash hand basin. Push button wc. Tiled flooring. Heated towel rail. Double glazed window.

Bedroom 1 3.58m x 3.51m (11' 9" x 11' 6")

Double glazed window and a central heating radiator.

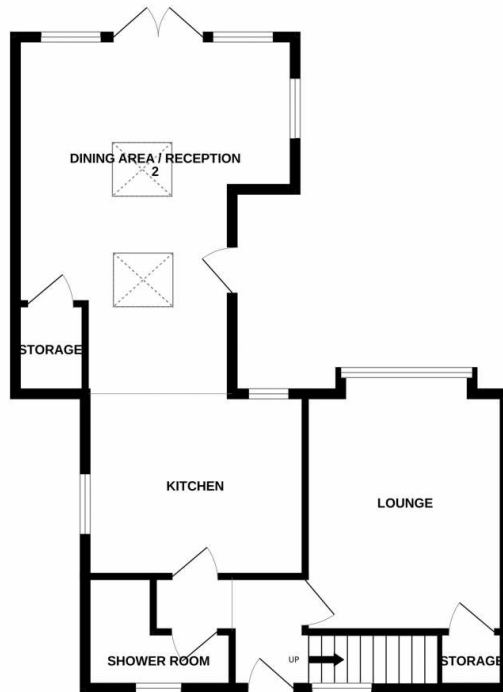
Bedroom 2 3.41m x 2.88m (11' 2" x 9' 5")

Double glazed window and a central heating radiator.

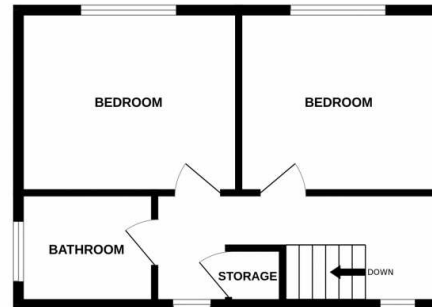
Bathroom 1.81m x 1.73m (5' 11" x 5' 8")

White three piece suite comprising of: - bath with shower over, wash hand basin and a wc. Part tiled walls. 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		85
(81-91) B		
(69-80) C	73	
(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		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
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