



2
Bedrooms

1
Bathroom

Tenure :
Freehold

Offers in excess of £200,000
Coupland Road, Garforth



2 BEDROOM END TERRACELOFT CONVERSION CURRENTLY USED AS A 3RD BEDROOM*** Tudor Sales & Lettings are delighted to offer to the market this superbly presented two-bedroom end terrace home, ideally located on the sought-after Coupland Road in Garforth. Finished to a high standard throughout, this property is perfect for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises:

Ground Floor: A welcoming lounge and a modern, well-equipped kitchen.

First Floor: Two generously sized bedrooms and a stylish bathroom. One of the bedrooms also provides access to a converted loft space—ideal for storage, a home office, or hobby area.

Second floor: loft space currently used as an additional bedroom.

The property benefits from double glazing and gas central heating throughout.

Externally, the home features a neat front garden and a fully enclosed, low-maintenance rear garden—perfect for relaxing or entertaining. To the rear, you'll also find a spacious outbuilding with power and lighting, offering excellent versatility as a workshop, studio, or additional storage.

Ideally situated within walking distance of Garforth High Street and its excellent range of shops, cafés, and amenities, the property also offers superb transport links. Garforth Train Station and the National Motorway Network are both easily accessible, making it an excellent choice for commuters.

To arrange your viewing, call Tudor Sales & Lettings on 0113 282 3056 today!

Kitchen

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Plumbing for washing machine and dishwasher. Free standing oven. Space for free standing fridge freezer. Tiled splashbacks. Laminated flooring. Coving to ceiling. Double glazed window.

Lounge

Tastefully decorated lounge. Laminated flooring. Double glazed window. Coving to ceiling. Central heating radiator.

Bedroom 1

Double bedroom with laminated flooring. Coving to ceiling. Double glazed window and a central heating radiator.

Bedroom 2

Double glazed window. Central heating radiator. Laminated flooring.

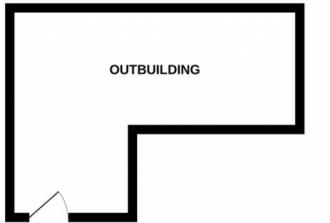
Bathroom

White three piece suite comprising of: - bath with shower over, wash hand basin and a wc. Tiled flooring and part tiled walls. Heated towel rail and a double glazed window.

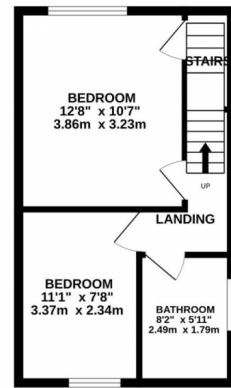
Loft Room

Currently used as an additional bedroom. Exposed floorboards. Skylight style window.

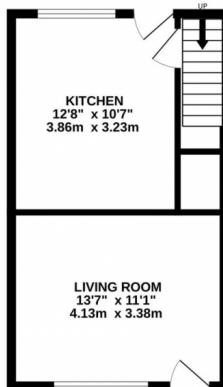
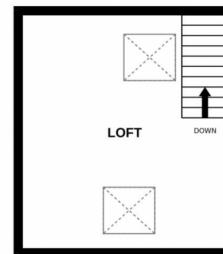
GROUND FLOOR
508 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.5 sq.m.) approx.



2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan provided, all measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or miss-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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Coupland Road, Garforth

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

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