



 **3**
Bedrooms

 **1**
Bathroom

**Tenure :
Freehold**



Offered with no onward chain, this freshly redecorated and re-carpeted three bedroom semi detached home is located on the ever popular Fairburn Drive in Garforth.

Perfect for first-time buyers, families, or commuters, this well-presented property is ideally situated just a short distance from both Garforth Train Stations and the vibrant Garforth High Street, offering a wide range of shops, cafés, and local amenities.

The internal accommodation comprises:

Ground floor – entrance porch, a spacious lounge, dining area, and a modern fitted kitchen.

First floor – landing, three bedrooms, and a contemporary family bathroom.

The home benefits from double glazed windows and gas central heating throughout, ensuring year round comfort.

Externally, the property features a long driveway providing ample off road parking, a well kept front garden, and a fully enclosed rear garden, perfect for children or pets. To the side, there is the added benefit of a car port for additional sheltered parking or storage.

This is a fantastic opportunity to secure a move-in-ready home in a prime Garforth location.

Call Tudor Sales & Lettings on 0113 282 3056 to arrange your viewing or request further information today.

Living Room 4.44m x 4.46m (14' 7" x 14' 8")

Generously proportioned living room with feature fireplace and mantelpiece surround. shelving and storage cupboard under. Double glazed window.

Kitchen 3.14m x 1.93m (10' 4" x 6' 4")

Modern fitted kitchen with tiled splashback. Range of wall and base units and integrated appliances consisting of oven with hob over and sink with mixer tap. Double glazed window.

Dining Room 2.91m x 2.42m (9' 7" x 7' 11")

Potential to knock through into kitchen. Double glazed window and door to rear garden. Centrally heated radiator.

Bedroom 1 4.86m x 2.58m (15' 11" x 8' 6")

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 2 2.71m x 2.59m (8' 11" x 8' 6")

Double bedroom with double glazed window and centrally heated radiator.

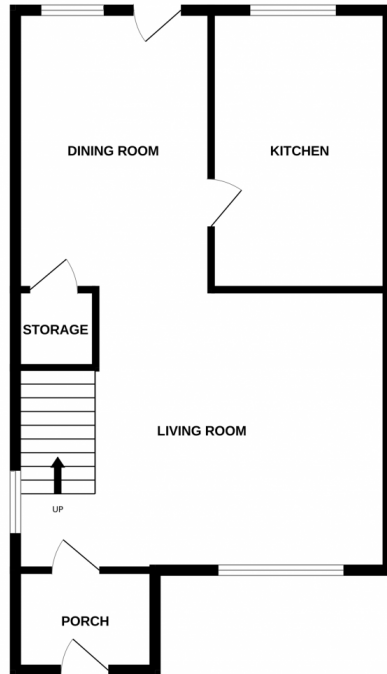
Bedroom 3 3.52m x 1.81m (11' 7" x 5' 11")

Will fit a full single bed. Storage cupboards and over-stairs cupboard. Double glazed window and centrally heated radiator.

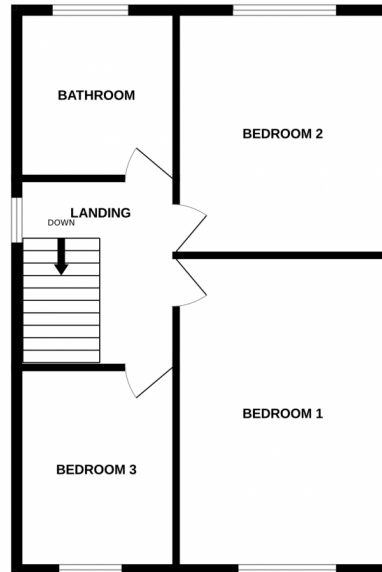
Bathroom 1.78m x 1.66m (5' 10" x 5' 5")

Modern fitted bathroom with white three piece suite comprising of bath with shower screen and shower over, WC and hand basin. Double glazed window with privacy glass.

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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