



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :  
Freehold**



Offers in the region of £220,000  
Church Lane, Garforth



Offered with no onward chain, this well-presented three bedroom terraced home is ideally located on the sought-after Church Lane in Garforth.

One of the standout features of this property is its fantastic location, just a short stroll from Garforth High Street, where you will find a wide range of shops, cafés, and amenities. Garforth Train Station is also nearby, making it a convenient choice for commuters.

The accommodation is well laid out and comprises:

Ground floor – entrance hallway, a spacious lounge, and a modern fitted kitchen.

First floor – landing, three well-proportioned bedrooms, and a family bathroom.

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

Externally, there are gardens to both the front and rear, offering outdoor space for relaxing or entertaining. To the rear, you will also find a garage and off road parking, a real bonus in this location.

Church Lane is an excellent base for families, professionals, or investors alike, thanks to its central location and strong transport links.

Contact Tudor Sales & Lettings on 0113 282 3056 to arrange your viewing or request further details.

**Kitchen** 3.65m x 3.64m (12' x 11' 11")

Fitted with wall and base units. Laminated worktops. Free standing cooker and extractor hood over. Tiled splashbacks. Sink and tap. Plumbing for washing machine. Space for tumble dryer. Two double glazed windows. Central heating radiator. Laminated flooring.

**Lounge** 3.29m x 4.60m (10' 10" x 15' 1")

A light and airy lounge with window to the front. Feature fireplace. Central heating radiator. Picture rail. Laminated flooring.

**Bedroom 1** 4.28m x 2.78m (14' 1" x 9' 1")

Double glazed window to the front. Laminated flooring. Central heating radiator. Coving to ceiling.

**Bedroom 2** 2.90m x 2.78m (9' 6" x 9' 1")

Double glazed window to the rear. Laminated flooring. Central heating radiator. Coving to ceiling.

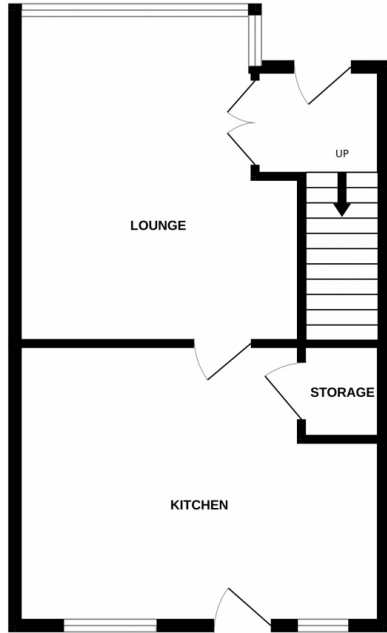
**Bedroom 3** 2.60m x 1.76m (8' 6" x 5' 9")

Double glazed window to the front. Laminated flooring. Central heating radiator. Coving to ceiling.

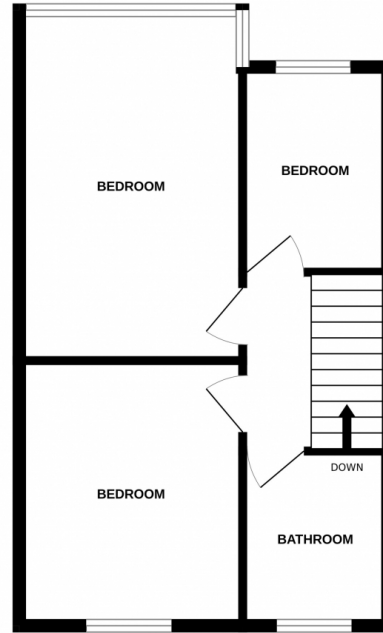
**Bathroom** 1.72m x 2.09m (5' 8" x 6' 10")

Three piece white suite comprising of: - bath, wash hand basin and a wc. Tiled walls. Double glazed window.

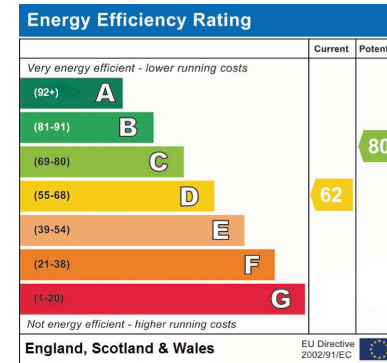
GROUND FLOOR



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.  
Made with Metropix ©2025



Address: Garforth, LS25

