



 **3**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**

Offers in the region of £475,000
Lowther Drive, Garforth



Tudor Sales & Lettings are delighted to present this beautifully presented three-bedroom detached home, ideally located on the ever popular Lowther Drive in Garforth. Finished to a high standard throughout, this superb property offers generous living space, enhanced by a thoughtfully designed extension.

The accommodation comprises:

- Ground floor – welcoming entrance hallway, spacious lounge, impressive open-plan kitchen diner, utility room, guest WC, and an integral garage.
- First floor – landing, three well-proportioned bedrooms, and a modern family bathroom.

The home benefits from gas central heating and double glazing.

Externally, the property boasts a driveway to the front, providing ample off-road parking, while to the rear lies a particularly generous lawned garden – perfect for families or those who enjoy outdoor entertaining.

Lowther Drive is conveniently situated within easy reach of Garforth Main Street, offering a variety of shops, cafes, and local amenities. Excellent transport links are also close by, with Garforth Train Station and the National Motorway Network providing straightforward commuting options.

This fantastic home is sure to appeal to a wide range of buyers and must be viewed to be fully appreciated.

Call Tudor Sales & Lettings today on 0113 282 3056 to arrange your viewing.

Kitchen 5.07m x 2.37m (16' 8" x 7' 9")
Part of open-plan living area this modern fitted kitchen with wooden flooring, a range of wall and base units and integrated appliances including fridge freezer, dishwasher, oven with hob and extractor fan over, sink with mixer tap and two double glazed windows.

Dining Room 5.82m x 3.71m (19' 1" x 12' 2")
Part of open-plan living area with wooden flooring and centrally heated radiator.

Sitting room 4.05m x 3.67m (13' 3" x 12')
Part of open-plan living area is this sitting room with wooden flooring and double glazed sliding doors.

WC
Cleverly hidden is this downstairs WC.

Utility room 3.25m x 2.41m (10' 8" x 7' 11")
Generously proportioned utility room with a range of wall and base units. Double glazed window and door. Further door to garage.

Living Room 3.88m x 3.72m (12' 9" x 12' 2")
Currently used as a living room this generously proportioned room could be used as a fourth bedroom if required. Double glazed bay window and centrally heated radiator.

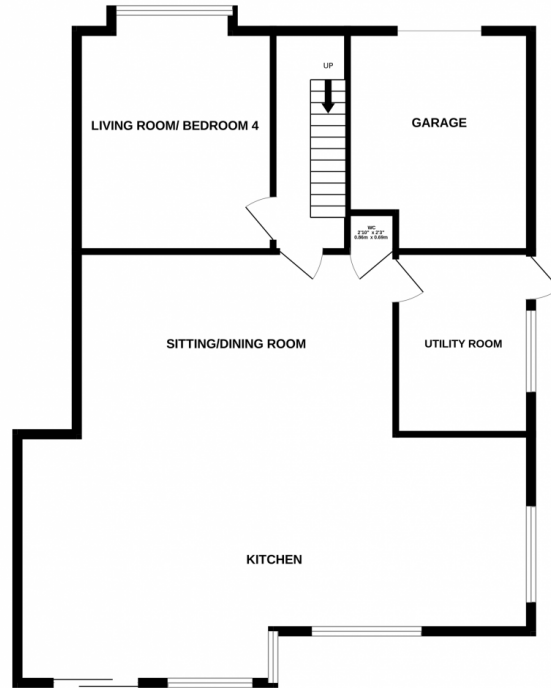
Bedroom 1 4.45m x 3.31m (14' 7" x 10' 10")
Double bedroom with double glazed window and centrally heated radiator.

Bedroom 2 4.41m x 2.68m (14' 6" x 8' 10")
Double bedroom with double glazed bay window and centrally heated radiator. Built-in wardrobes.

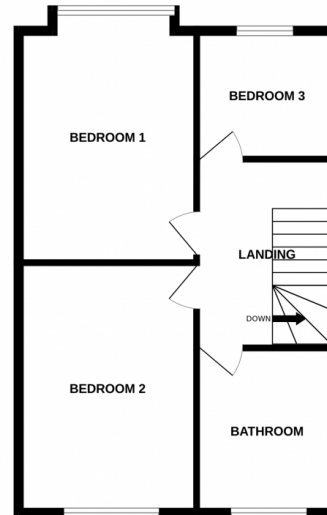
Bedroom 3 2.41m x 2.24m (7' 11" x 7' 4")
Currently used as an office this room would fit a single bed. Double glazed window and centrally heated radiator.

Bathroom 2.84m x 2.40m (9' 4" x 7' 10")
Partially tiled modern bathroom with four piece white suite comprising of bath, WC, hand basin with storage under and walk-in shower. Two double glazed windows and centrally heated towel rail.

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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