



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Tudor Sales and Lettings are delighted to bring to the market for sale this beautifully presented, extended three bedroom semi detached home situated within easy walking distance of Garforth Main Street.

Located on Lyndon Avenue and offering spacious living accommodation throughout the property comprises in brief: lounge, dining/family room, kitchen and a conservatory. First floor: three bedrooms and a bathroom.

Benefits from gas central heating, double glazed windows and solar panelling. To the front of the property is a stone block paved drive leading to the detached garage at the rear of the property. This benefits from a corner - plot sized garden with separate patioed area.

Book a viewing today to avoid disappointment.

Kitchen *3.69m x 1.56m (12' 1" x 5' 1")*

Being extended and having a modern range of extensive fitted wall, base units and drawers with contrasting roll edge work surfaces and inset one and a half bowl single drainer, sink unit and mixer tap, space for electric range cooker with glass and stainless steel extractor canopy over, integrated microwave, dishwasher and cooker, part complimentary tiled to the walls, two wall mounted glazed display units, space for American style fridge freezer, central heating radiator, tiled flooring, under stairs storage, cupboard off having a PVCu double glazed obscure window and housing the electric meter, PVCu double glazed obscure side entrance door, PVCu double glazed window to the side and rear elevations, opaque glazed window to internal wall over looking the family room, recessed lighting to the ceiling, door leading to family/dining room.

Living Room *4.02m x 3.84m (13' 2" x 12' 7")*

With living flame coal effect gas fire, inset to chimney breast with brass and marble surround, tv point, dado rail, central heating radiator, coving to ceiling, wood effect flooring, PVCu double glazed window to the front elevation, positioned to the front.

Family/Dining Room *5.33m x 2.96m (17' 6" x 9' 9")*

Central heating radiator, wood effect flooring, coving to the ceiling, PVCu double glazed french doors opening in to the conservatory

Conservatory *2.80m x 3.72m (9' 2" x 12' 2")*

PVCu double glazed construction with a polycarbonate pitched roof, central heating radiator, tiled effect flooring, two wall light points, PVCu double glazed french doors opening out on to a paved sun terrace, four opening windows to eye level, positioned to the rear.

Bedroom 1 *3.96m x 2.16m (13' x 7' 1")*

Having a full range of fitted wardrobes with part mirror fronted sliding doors to one wall, central heating radiator, coving to the ceiling, PVCu double glazed window, positioned to the front.

Bedroom 2 *3.69m x 2.47m (12' 1" x 8' 1")*

Central heating radiator, wood effect flooring, PVCu double glazed window, coving to the ceiling, access point to the loft being fully boarded and fully carpeted and housing the solar panel meter, positioned to the rear.

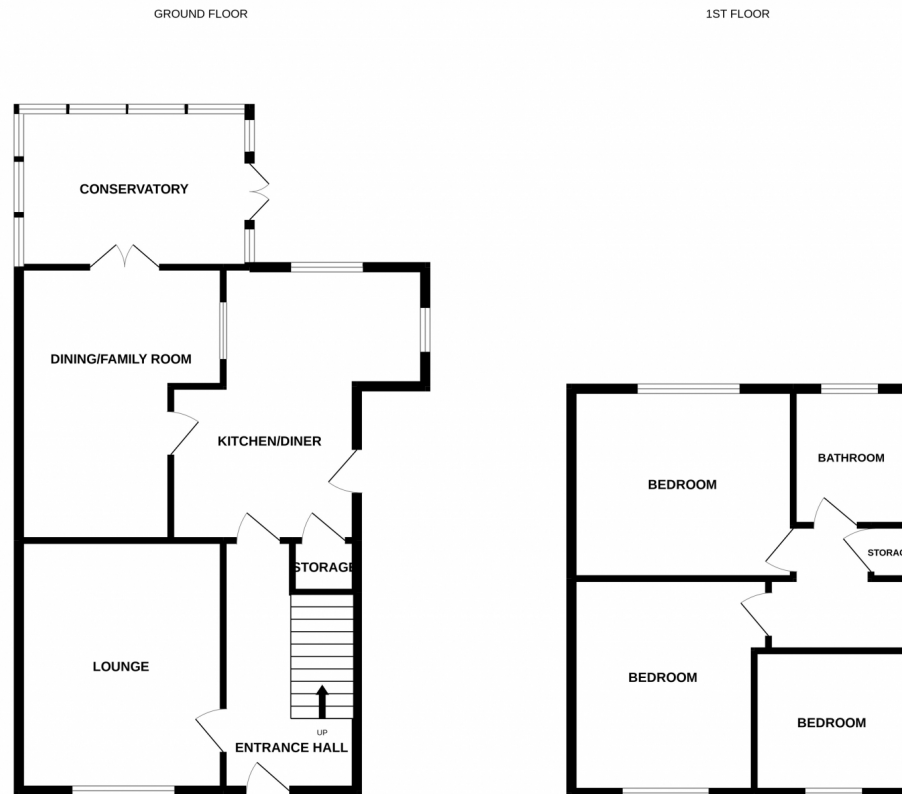
Bedroom 3

Central heating radiator, coving to the ceiling, PVCu double glazed window, positioned to the front.

Bathroom *1.98m x 1.71m (6' 6" x 5' 7")*

Combined three piece coloured suite comprising rectangular panelled bath with Triton electric shower over, pedestal wash basin, low flush w.c, central heating

radiator, tiled flooring, shaver point, fully tiled to the bath area, PVCu double glazed obscure window, positioned to the rear.



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		
(81-91) B		
(69-80) C	74	76
(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: Lyndon Avenue, Garforth

