



2  
Bedrooms

1  
Bathroom

**Tenure :**  
**Freehold**

Offers in the region of £280,000  
Glebelands Close, Garforth



Offered for sale with no onward chain, this immaculately presented two-bedroom semi-detached bungalow is situated on the highly sought after Glebelands Close in Garforth.

The property is presented to a very high standard throughout and briefly comprises: a modern fitted kitchen, spacious lounge, two well proportioned bedrooms and a bright orangery overlooking the rear garden. Additional benefits include double glazed windows and gas central heating.

Occupying a generous plot, the bungalow features a long driveway providing ample off street parking and a neatly lawned front garden. To the rear is a fully enclosed, low-maintenance paved garden, ideal for relaxing or entertaining, along with access to a single garage.

Ideally located, Glebelands Close is within close proximity to Garforth High Street, offering a wide range of shops, amenities and transport links.

For further information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

**Kitchen** 4.43m x 2.06m (14' 6" x 6' 9")

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of sink with mixer tap, gas hob with extractor fan over, oven, and fridge freezer. Spotlighting to ceiling and double glazed window.

**Lounge** 5.34m x 3.88m (17' 6" x 12' 9")

Generously proportioned living room with feature fireplace and mantelpiece surround. Coving to ceiling, double glazed window and centrally heated radiator.

**Bedroom 1** 3.62m x 3.24m (11' 11" x 10' 8")

Double bedroom with a range of built-in wardrobes, coving to ceiling, centrally heated radiator and double glazed window.

**Bedroom 2** 2.65m x 2.53m (8' 8" x 8' 4")

Currently with a sofa bed this space would fit a small double if required. Coving to ceiling and centrally heated radiator.

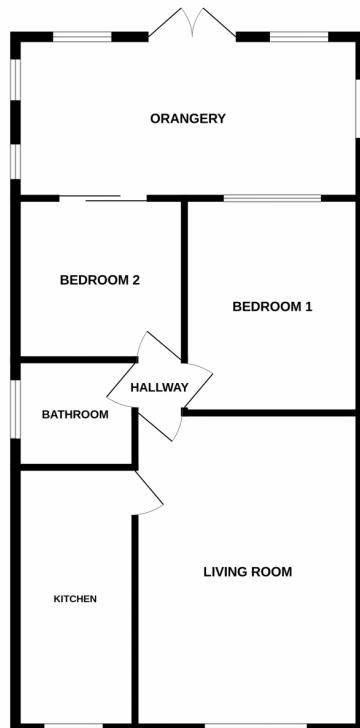
**Shower Room** 1.84m x 1.68m (6' x 5' 6")

Modern fitted shower room with white three piece suite consisting of shower tray with surround, WC and hand basin. Double glazed window with privacy glass and heated towel rail.

**Orangery** 5.24m x 2.74m (17' 2" x 9' )

Rear brick built Orangery with double glazed double doors to rear garden. Spotlighting to ceiling and centrally heated radiator.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, appliances and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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