



 3  
Bedrooms

 1  
Bathroom

**Tenure :**  
**Freehold**



**A Three bedroom semi detached home located on Nidderdale Close in Garforth. Call Tudor Sales and Lettings on 01132823056 for more information or to arrange a viewing.**

Occupying a prime corner plot on Nidderdale Close, this attractive home enjoys generous external space and the rare advantage of two separate driveways, providing ample off-road parking alongside a detached garage which has the benefits of electricity and lights.

The property is well presented throughout and offers versatile accommodation, briefly comprising:

**Ground Floor:** A welcoming entrance hallway, fitted kitchen, dining area, comfortable lounge, and a spacious L-shaped conservatory, complemented by a useful utility area.

**First Floor:** landing provides access to three well proportioned bedrooms and a family bathroom and fully boarded loft with ladder and lights.

The home further benefits from gas central heating and double-glazed windows throughout.

Externally, the property enjoys gardens to the front, side, and rear. The front features a lawned garden, the side offers a driveway, while the rear boasts a further lawn and patio area with external lighting, ideal for outdoor entertaining, along with a second driveway and detached garage.

Perfectly positioned within Garforth, Nidderdale Close offers convenient access to a wide range of local amenities, "outstanding" rated schools, as well as Garforth Train Station and the national motorway network, making it an ideal choice for commuters.

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

**Lounge** 3.14m x 3.93m (10' 4" x 12' 11")

Living room with feature fireplace and wooden floating beam, double glazed window and centrally heated radiator.

**Kitchen** 2.25m x 3.13m (7' 5" x 10' 3")

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

**Dining Room** 2.71m x 3.27m (8' 11" x 10' 9")

Currently used as a second sitting room this has been used as a dining room previously. Coving to ceiling and centrally heated radiator.

**Utility** 1.74m x 3.35m (5' 9" x 11')

Situated as part of the conservatory this useful utility area houses the washing machine and tumble drier if required as well as the central heating boiler.

**Conservatory** 6.97m x 2.68m (22' 10" x 8' 10")

Spacious, light and airy conservatory with double glazed windows. Central heating radiator. French doors open to the rear garden. Laminated flooring.

**Bedroom 1** 3.93m x 3.04m (12' 11" x 10' )

Double bedroom with double glazed window and centrally heated radiator.

**Bedroom 2** 3.30m x 3.04m (10' 10" x 10' )

Double bedroom with fitted wardrobes, double glazed window and centrally heated radiator.

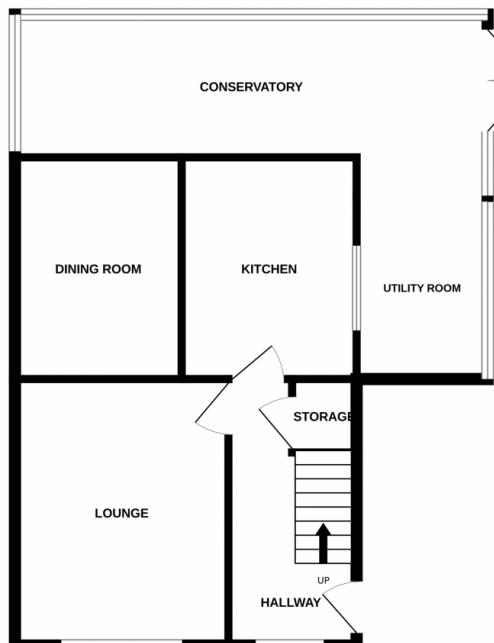
**Bedroom 3** 1.95m x 3.00m (6' 5" x 9' 10")

Currently used as a single bedroom this would fit a small double if required, useful storage cupboard, centrally heated radiator and double glazed window.

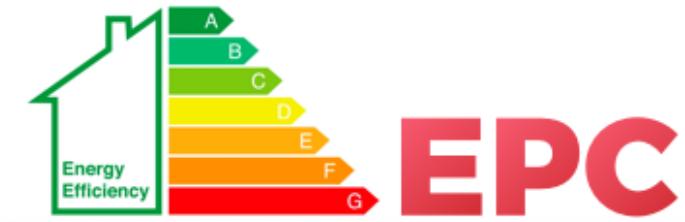
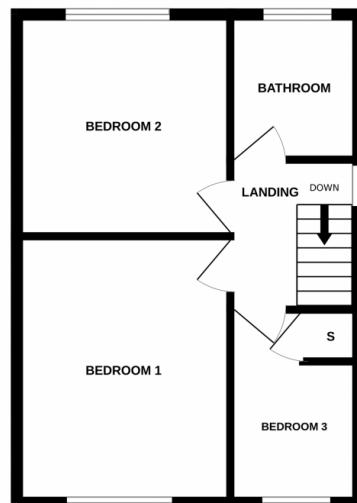
**Bathroom** 1.93m x 2.16m (6' 4" x 7' 1")

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

GROUND FLOOR



1ST FLOOR



Coming soon



While every effort 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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