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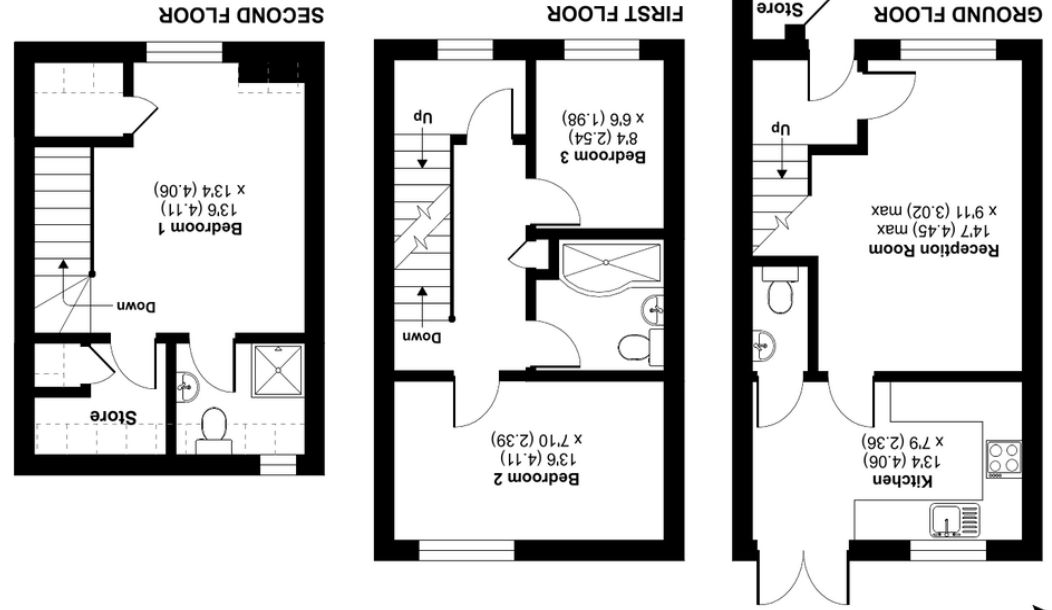
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RICS
Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldkcom, 2022. Produced for Thomlinsons, REF: 99344



Approximate Area = 880 sq ft / 81.7 sq m
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Total = 907 sq ft / 84.2 sq m
For identification only - Not to scale

Scholars Gate, Garforth, Leeds, LS25



20 Scholars Gate, Garforth



New Price £265,000

20 Scholars Gate, Garforth, Leeds, LS25 1BF

****NO ONWARD CHAIN**** A modern three bedroom semi detached property built over two floors in the popular town of Garforth close to shop and schools; Lounge, Dining Kitchen, Downstairs WC, First Floor Two Bedrooms and House Bathroom, Second Floor Master Bedroom with En- Suite and Walk in Wardrobe. Parking and Enclosed Garden.



NO ONWARD CHAIN | THREE BEDROOMS | NEW BOILER FITTED | CLOSE TO SHOPS & SCHOOLS | GREAT LOCATION

GROUND FLOOR

Entrance Vestibule

LOUNGE

14' 7" x 10' 3" (4.44m x 3.12m) having laminate wood flooring, bracket for wall mounted TV, window to front aspect

DINING KITCHEN

13' 5" x 7' 9" (4.09m x 2.36m) having range of wall and floor mounted modern units with integrated oven and gas hob with extractor over, integrated fridge freezer, space for washing machine, window and French doors to rear aspect, laminate wood flooring and LED lights.

DOWNSTAIRS WC

part tiled and having low level WC and hand wash basin

STAIRS TO FIRST FLOOR

with window to half landing and built in storage cupboard

BEDROOM TWO

13' 6" x 7' 10" (4.11m x 2.39m) window to rear aspect

HOUSE BATHROOM

fully tiled and having bath with shower over and screen, low level WC, hand wash basin, extractor fan and chrome ladder style heated towel rail

STAIRS TO 2ND FLOOR

MASTER BEDROOM

12' 5" x 13' 8" (3.78m x 4.17m) having window to front aspect, built in cupboard for storage and walk in wardrobe .

EN-SUITE SHOWER ROOM

newly fitted shower room comprising part tiled and



having shower and screen, low level WC and pedestal wash basin, chrome heated towel rail and Velux window

OUTSIDE

off road parking for two cars and storage outhouse, whilst to the rear lies a fully enclosed rear garden area.

