



Asking Price £375,000
Derwent Avenue, Garforth



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold

2 MAIN STREET, GARFORTH LEEDS, LS25 1EZ |
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The property offers a well planned and practical layout, beginning with a central entrance hallway that provides access to all rooms. To the left is a spacious lounge featuring a bay-style front window, creating a bright and welcoming living space. This room flows seamlessly into a large open-plan kitchen at the rear, ideal for modern family living and entertaining. The kitchen benefits from bi-folding doors that open directly onto the rear garden, allowing for an abundance of natural light and excellent indoor-outdoor living. The property also benefits from solar panels with battery.

To the right of the hallway are three well-proportioned bedrooms, all offering comfortable accommodation, along with a family bathroom and a separate WC, providing additional convenience for family life.

Situated within the highly sought-after suburb of Garforth, LS25 offers a pleasant residential setting with excellent local amenities and transport connections. Garforth benefits from a vibrant high street along Main Street, featuring a variety of independent shops, cafés, bakeries, restaurants and everyday services, as well as larger supermarkets.

For more extensive shopping and leisure facilities, Crossgates Shopping Centre, The Springs and Leeds city centre are both easily accessible, while the area is also well served by excellent road and rail links, making it a popular choice for commuters.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Living Room 4.72m x 3.30m (15' 6" x 10' 10")

Lovely light living room with feature double glazed bay window and centrally heated radiator.

Kitchen/Diner 4.67m x 5.08m (15' 4" x 16' 8")

"Wow" factor kitchen with a range of wall and base units and integrated appliances consisting of oven, microwave, hob with extractor fan over, space for fridge freezer, dishwasher and washing machine, sink with mixer tap and feature island. Bi-folding doors to garden, spotlighting to ceiling and space for dining table if required.

Bedroom 1 3.63m x 3.33m (11' 11" x 10' 11")

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

Bedroom 2 4.67m x 2.59m (15' 4" x 8' 6")

Double bedroom with built-in wardrobe, double glazed window and centrally heated radiator.

Bedroom 3 3.35m x 1.96m (11' x 6' 5")

Single bedroom with double glazed window and centrally heated radiator.

Bathroom 3.00m x 1.97m (9' 10" x 6' 6")

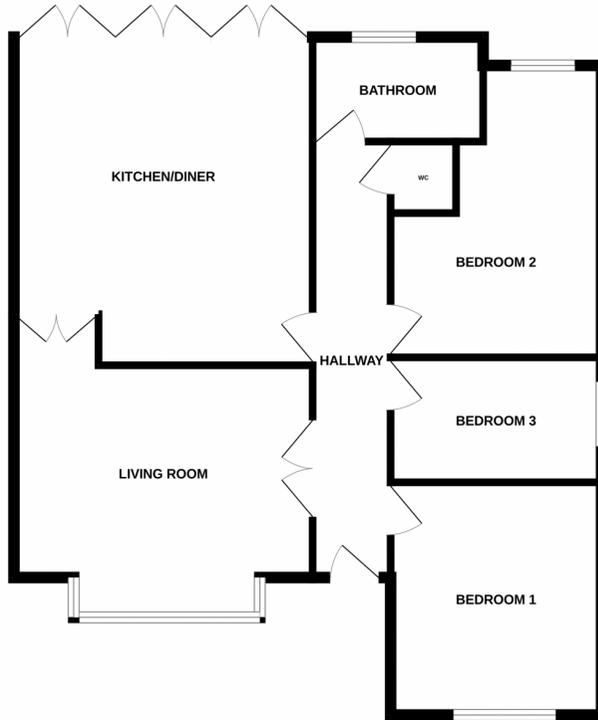
Modern fitted bathroom with white three piece suite comprising of bath, WC and hand basin with storage under. Separate shower with glass surround. Spotlighting to ceiling, centrally heated towel rail and double glazed window with privacy glass.



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GROUND 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Garforth, LS25

