

Offers in excess of £230,000
Kingsway, Garforth



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold

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Tudor Sales & Lettings are delighted to bring to market this beautifully presented two-bedroom semi-detached bungalow, recently renovated to a high standard by the current owner and offered for sale with no onward chain.

The internal accommodation briefly comprises; a welcoming entrance hall providing access to all rooms, a spacious living room featuring a stunning bay window and electric fire, two well-proportioned bedrooms, and a stylish wet room complete with WC, hand wash basin and shower. Completing the accommodation is a charming kitchen, fitted with a range of wall and base units, integrated oven, hob and extractor, with a useful rear porch leading out to the garden.

Externally, the property benefits from a neatly maintained front lawn and a driveway running alongside the property, providing off-street parking. To the rear is a private, south-facing garden featuring a patio seating area—ideal for alfresco dining—with the remainder mainly laid to lawn.

Early viewing is highly recommended to fully appreciate this superb home. Contact our Garforth office today to arrange your viewing.

Living Room *6.00m x 3.50m (19' 8" x 11' 6")*

This spacious living room has a feature double glazed bay window, fireplace with mantelpiece surround, Centrally heated radiator

Kitchen *3.60m x 3.10m (11' 10" x 10' 2")*

Modern fitted kitchen with a range of wall and base units and integrated appliances including oven with hob and extractor fan over and sink with mixer tap. Tiled splashback and double glazed window.

Wet Room *2.40m x 1.80m (7' 10" x 5' 11")*

Wet room with shower, WC and hand basin, double glazed window with privacy glass.

Bedroom 1 *3.50m x 3.20m (11' 6" x 10' 6")*

Double bedroom with double glazed window and centrally heated radiator.

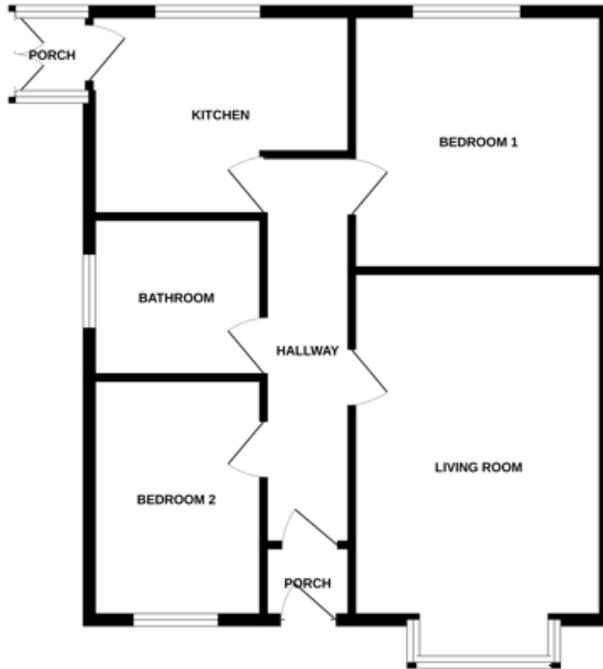
Bedroom 2 *3.30m x 2.40m (10' 10" x 7' 10")*

Single bedroom with double glazed window and centrally heated radiator.

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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.
Made with MyHomeplan 12/25

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(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: Kingsway, Garforth

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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