



 **4**  
Bedrooms

 **2**  
Bathrooms

**Tenure :  
Freehold**





Tudor Sales & Lettings are delighted to bring to the market this spacious, four bedroom semi detached home featuring modern kitchen and bathroom with underfloor heating, located on Westway in the much sought after area of Garforth.

The internal layout comprises in brief: - ground floor: - kitchen, lounge, dining room, bedroom and a shower room.

First floor: - landing, three bedrooms and a bathroom. Benefits from double glazed windows and gas central heating.

Externally, there is a driveway to the front and to the rear you have a fully enclosed garden with lawn and patio areas.

Westway is within easy reach of Garforth Main Street and it's wide range of amenities. The National Motorway Network and Garforth Train Station are also easily accessible making this the perfect base for those that daily commute. Call our office on 0113 282 3056 for more information or to arrange a viewing!

**Kitchen** *3.81m x 2.82m (12' 6" x 9' 3")*

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of range style cooker with extractor fan over, Belfast style sink with mixer tap. Spotlighting to ceiling, double glazed window and splashback tiling. Fabulous quartz worksurfaces.

**Living Room** *4.40m x 3.31m (14' 5" x 10' 10")*

Complete with feature fireplace and mantelpiece surround. Double glazed window and centrally heated radiator.

**Dining Room** *3.83m x 3.33m (12' 7" x 10' 11")*

Hardwood flooring. Dado rail. Coving to ceiling. Central heating radiator. French doors open to the rear garden. Storage cupboard.

**Shower room** *1.92m x 1.68m (6' 4" x 5' 6")*

Downstairs shower room with white three piece suite comprising of WC, hand basin and shower tray with surround. Plumbing for washing machine, double glazed window with privacy glass. Tiling to shower and washing machine area.

**Bedroom 1** *3.32m x 3.70m (10' 11" x 12' 2")*

Double bedroom with double glazed window and centrally heated radiator.

**Bedroom 2** *2.82m x 3.22m (9' 3" x 10' 7")*

Double bedroom with double glazed window and centrally heated radiator.

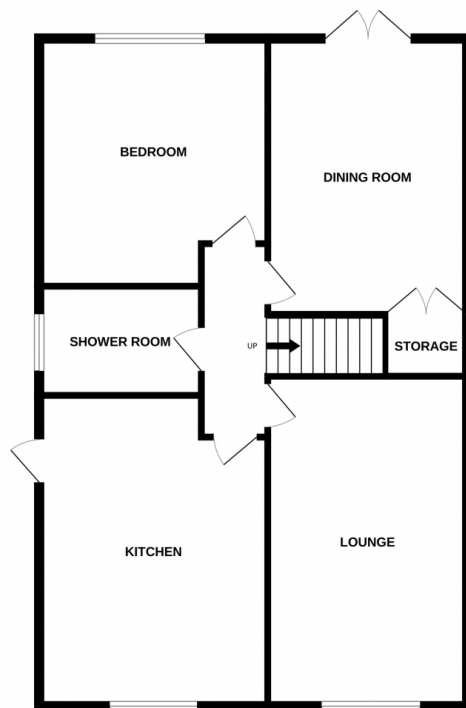
**Bedroom 3** *3.83m x 2.64m (12' 7" x 8' 8")*

Double bedroom with double glazed window and centrally heated radiator.

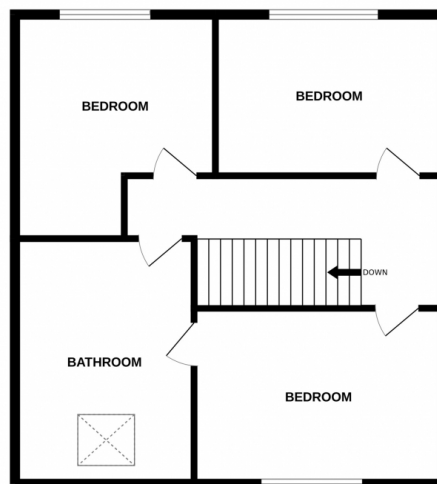
**Bathroom** *2.55m x 3.62m (8' 4" x 11' 11")*

Modern bathroom with white suite comprising of WC, bath, hand basin and walk-in shower with screen. spotlighting to ceiling. SDouble glazed Velux style window and under-floor heating.

GROUND FLOOR



1ST 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Garforth, LS25

