

Offers in the region of £475,000
Lidgett Lane, Garforth



 **6**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold

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A rare opportunity has arisen to purchase this superb **six-bedroom semi-detached home**, requiring modernisation to some rooms, located on the highly regarded **Lidgett Lane in Garforth**. Offering spacious and versatile living accommodation arranged over three floors, the property is ideal for the growing family.

The accommodation briefly comprises:

Ground Floor: Entrance hallway, WC, kitchen, dining room and lounge. From the entrance hallway, you have access to an extensive cellar.

First Floor: Landing, bedroom one with en-suite shower room, two further bedrooms and a house bathroom.

Second Floor: Two additional bedrooms with space for another en-suite if required.

Externally, the property benefits from **off-road parking** and a **mature garden area to the front and solar panels**.

Lidgett Lane is conveniently located within close proximity of **Garforth High Street**, with its wide range of shops, cafés and local amenities. **Garforth Academy** is also within walking distance, making this a perfect home for families.

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

Family Room 4.85m x 4.84m (15' 11" x 15' 11")

With feature fireplace and mantelpiece surround this space could be used for multiple purposes. Double glazed French style patio doors to garden.

Kitchen 4.98m x 3.84m (16' 4" x 12' 7")

Farmhouse style kitchen with a range of wall and base units and integrated appliances consisting of Rangemaster cooker, sink with mixer tap and space for white goods appliances. Stone flooring and two double glazed windows and door.

Living Room 4.86m x 4.29m (15' 11" x 14' 1")

Wow factor living room with feature fireplace, mantelpiece surround and built in shelving. Coving to ceiling, Double glazed bay window and centrally heated radiator.

Bedroom 1 4.84m x 4.70m (15' 11" x 15' 5")

Wow factor double bedroom with double glazed window and centrally heated radiator.

En-suite 2.28m x 1.53m (7' 6" x 5')

Modern en-suite shower room with white three piece suite comprising of shower with surround, WC and hand basin. Double glazed window with privacy glass.

Bedroom 2 4.33m x 4.16m (14' 2" x 13' 8")

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 3 3.15m x 2.63m (10' 4" x 8' 8")

Double bedroom with feature fireplace and double glazed window

Bedroom 4 3.05m x 2.45m (10' x 8')

Currently used as an office but would be suitable as a double bedroom if required, with double glazed window and centrally heated radiator.

House Bathroom 3.91m x 2.25m (12' 10" x 7' 5")

Complete with white four piece suite comprising of bath, hand basin with storage under, WC and separate shower tray with glass surround. Double glazed window with privacy glass.

Bedroom 5 3.95m x 3.05m (13' x 10')

Located on the top floor is this generously proportioned bedroom with room next door that has potential to be an en-suite.

Bedroom 6 3.76m x 3.30m (12' 4" x 10' 10")

This room has a connecting potential 7th double bedroom with double glazed window and centrally heated radiator.

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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		
(69-80) C		77
(55-68) D	56	
(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

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