



 **4**  
Bedrooms

 **3**  
Bathrooms

**Tenure :**  
**Freehold**





Brought to the market is this beautifully presented four bedroom detached family home, situated on Lindsay Road in the highly sought-after area of Garforth.

Offering excellent and versatile living space throughout, the property briefly comprises:

**Ground Floor:**

Entrance hallway, WC/cloakroom, spacious lounge, well appointed kitchen, separate utility room, bright conservatory and a fourth double bedroom or family room.

**First Floor:**

Landing, a generous principal bedroom complete with dressing room and en-suite, two further double bedrooms, and a modern family bathroom.

The home further benefits from double-glazed windows and gas central heating throughout.

Externally, the property features a driveway providing off street parking, along with access to a small garage/storage area. To the rear is a fully enclosed garden, offering a combination of lawn, patio and decking areas, perfect for outdoor entertaining and family use.

Ideally positioned, Lindsay Road is within easy reach of Garforth High Street, providing a wide range of shops, amenities and transport links.

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

**Kitchen** 3.06m x 3.35m (10' x 11' )

Modern fitted kitchen with quartz worksurface, integrated appliances including dishwasher, fridge/freezer, double oven and hob with extractor fan over and sink with mixer tap. Feature under-lighting and spotlighting to ceiling.

**Living Room** 6.04m x 3.83m (19' 10" x 12' 7")

Generously proportioned living room with feature fireplace with mantelpiece surround, spotlighting to ceiling and tri-folding doors to conservatory.

**WC** 0.95m x 2.17m (3' 1" x 7' 1")

With white two piece suite comprising of WC and hand basin with storage under. Double glazed window with privacy glass.

**Bedroom 4** 3.79m x 2.23m (12' 5" x 7' 4")

Situated off the living room this is currently used as an office but would be suitable as a fourth double bedroom if required. With double glazed window and centrally heated radiator.

**Conservatory** 7.11m x 3.04m (23' 4" x 10' )

Large, wrap-around conservatory with dining and leisure space. Double glazed throughout and including French style patio doors to garden.

**Utility** 2.47m x 1.53m (8' 1" x 5' )

With a range of wall and base units and plumbing for washing machine. Space for tumble drier if required. Sink with mixer tap set into quartz worksurface, double glazed window and door.

**Bedroom 1** 4.12m x 2.79m (13' 6" x 9' 2")

Double bedroom with spotlighting to ceiling, centrally heated radiator and dressing room off.

**En-suite** *1.65m x 2.12m (5' 5" x 6' 11")*

Part of the primary bedroom suite comprising of double bedroom, dressing room and en-suite this shower room comes equipped with walk-in shower with glass surround, WC and double glazed window with privacy glass, hand basin with storage under.

**Bedroom 2** *3.71m x 3.18m (12' 2" x 10' 5")*

Double bedroom with double glazed window and centrally heated radiator.

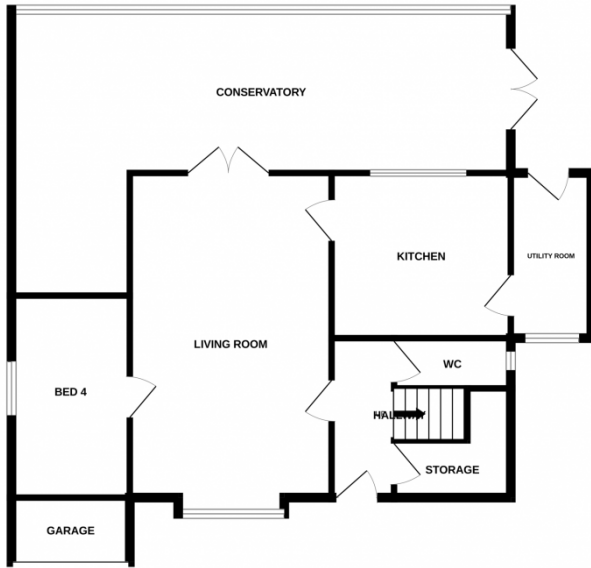
**Bedroom 3** *2.24m x 3.34m (7' 4" x 10' 11")*

Double bedroom with double glazed window and centrally heated radiator.

**Bathroom** *1.79m x 2.35m (5' 10" x 7' 9")*

Modern fitted bathroom with white three piece suite comprising of bath with shower over and screen, hand basin with storage under and WC. Double glazed window with privacy glass and centrally heated towel rail.

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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