



 **2**
Bedrooms

 **1**
Bathroom

**Tenure :
Freehold**



Offered to the market with no onward chain is this well-presented two-bedroom semi-detached bungalow, ideally positioned on Lindsay Road in the heart of Garforth.

Featuring a traditional and practical layout, the accommodation briefly comprises: welcoming entrance hallway, comfortable lounge, fitted kitchen, two generous double bedrooms and a modern bathroom. The property benefits from gas central heating and double-glazed windows throughout.

Externally, the bungalow enjoys a resin driveway providing ample off-street parking, along with a garage and a fully enclosed rear garden—perfect for outdoor relaxation or low-maintenance gardening.

Lindsay Road sits within easy reach of Garforth High Street, offering a wide range of shops, amenities and transport links.

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

Kitchen *2.27m x 3.05m (7' 5" x 10')*

Fitted kitchen with tiled splash back and a range of wall and base units and space for appliances, Oven, washing machine and fridge freezer included if required. Sink with mixer tap, double glazed window and door to garden.

Lounge *4.78m x 3.41m (15' 8" x 11' 2")*

Living room with feature fireplace with mantelpiece surround. French style patio door to rear garden and centrally heated radiator.

Bedroom 1 *3.18m x 3.87m (10' 5" x 12' 8")*

Double bedroom with built-in wardrobes, spotlighting to ceiling, double glazed window and centrally heated radiator.

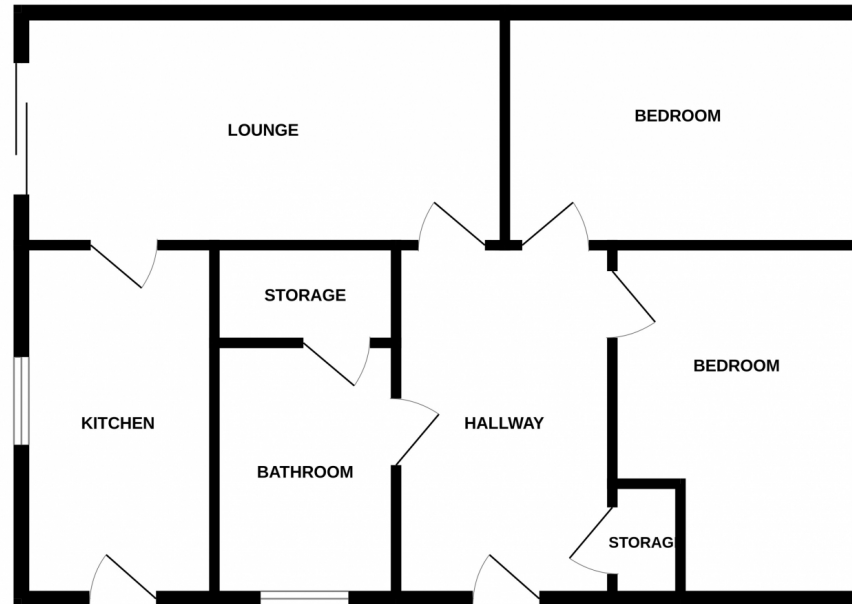
Bedroom 2 *2.86m x 3.40m (9' 5" x 11' 2")*

Double bedroom with double glazed window and centrally heated radiator.

Bathroom *1.48m x 2.34m (4' 10" x 7' 8")*

Consisting of white three piece bathroom suite comprising of bath with shower over, WC and hand basin. Double glazed window with privacy glass.

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
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Lindsay Road, Garforth

Environmental Impact (CO ₂) Rating		
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Very environmentally friendly - lower CO ₂ emissions		
(92+) A		81
(81-91) B		
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