



1

Bedroom



1

Bathroom



Available for sale is this superb, one bedroom apartment, located in Beech Apartments on Beech Grove Avenue in Garforth. Modern throughout, the apartment comprises in brief: - entrance hallway, open plan living area with a modern fitted kitchen, off the hallway, you have a cupboard with plumbing for a washing machine. You have one bedroom and a bathroom.

Benefits from double glazing and electric heaters. The apartment also includes secure gated parking.

The apartment is positioned on Garforth Main Street, giving you access to many amenities. Garforth Train Station is within easy reach making this the perfect base for those who daily commute. Off the hallway, you have a cupboard with plumbing for a washing machine. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Open plan Kitchen/Living Room *14' 04" x 14' 75" (4.37m x 6.17m)*

Complete with spotlighting to ceiling, electric heaters and double glazed windows. The kitchen area has a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan, dishwasher and sink with mixer tap. Tiled splashback and breakfast bar.

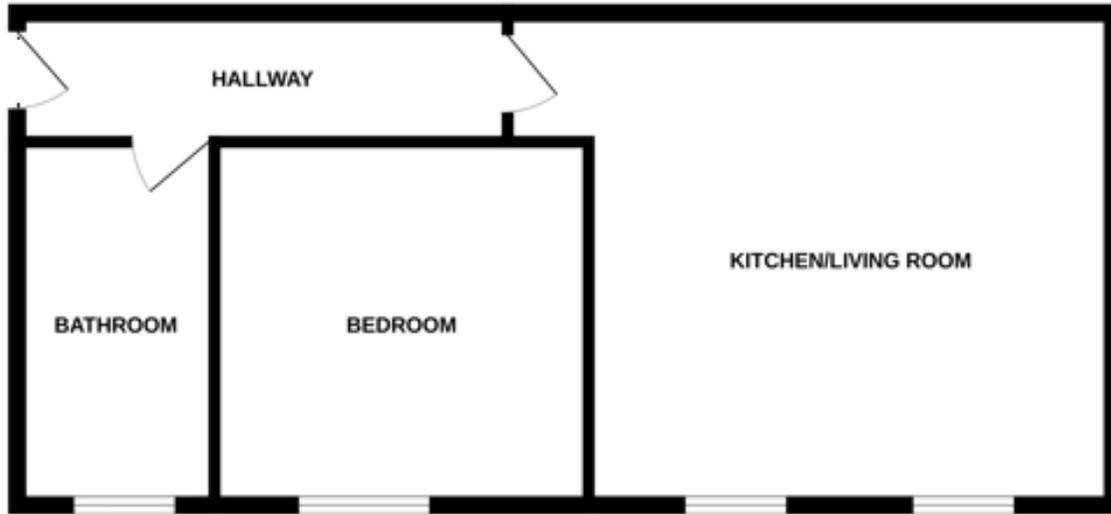
Bedroom *9' 80" x 10' 84" (4.78m x 5.18m)*

Double bedroom with double glazed window and electric heater

Bathroom *9' 67" x 6' 84" (4.45m x 3.96m)*

Modern fitted bathroom with white three piece suite comprising of bath with shower screen and 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Beech Grove Avenue, LS25

