



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Tudor Sales & Lettings are delighted to offer for sale this three bedroom semi detached home, ideally positioned on Wakefield Road in the highly sought after area of Garforth.

A standout feature of this wonderful property is the stunning open field views to the front, best appreciated from the principal bedroom's balcony style window, an impressive outlook that truly sets this home apart.

Internally, the property provides spacious and versatile accommodation arranged over three floors. The layout briefly comprises:

Ground Floor: Entrance hallway, comfortable living room and a good size kitchen/diner.

First Floor: Landing giving access to two double bedrooms and a bathroom.

Second Floor: Generous double bedroom and a en suite shower room.

The home benefits from double glazing and gas central heating throughout.

Externally, the property offers a driveway to the front providing valuable off-road parking. To the rear is an enclosed garden with lawn and decking areas, along with a detached garage.

Situated within close proximity to Garforth Train Station and the National Motorway Network, this property is ideally located for commuters. Excellent local schools are also within easy reach, making this an exceptional choice for growing families.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings on 01132 282 3056.

Living Room *3.19m x 3.64m (10' 6" x 11' 11")*

Double glazed bay window to front elevation. Feature fireplace. Coving to ceiling. Central heating radiator. Parquet style flooring.

Kitchen Diner *4.80m x 5.67m (15' 9" x 18' 7")*

Kitchen fitted with a range of units. Laminated worktops. Sink and tap. Intergated oven, gas hob and extractor hood over. Intergated fridge freezer. Plumbing for a washing machine. Double glazed window. Feature fireplace. Double glazed French doors open to the rear garden. Hardwood flooring. Central heating radiator.

Bedroom 1 *3.60m x 5.67m (11' 10" x 18' 7")*

Double bedroom with balcony style window that opens up to the delightful views over open fields to the front elevation. Eaves storage. Central heating window. Double glazed window. Door giving access to the en-suite shower room.

En-suite

Tiled en-suite. Walk in shower. Vanity unit. Push button wc. Heated towel rail. Double glazed window.

Bedroom 2 *3.19m x 3.59m (10' 6" x 11' 9")*

Double bedroom with fitted wardrobes. Central heating radiator and a double glazed window.

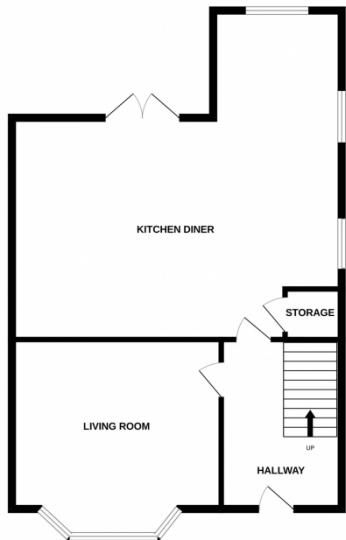
Bedroom 3 *3.36m x 3.64m (11' x 11' 11")*

Double bedroom with fitted wardrobes. Central heating radiator and a double glazed window.

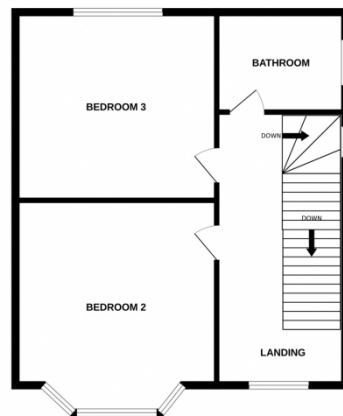
Bathroom

Tiled bathroom with three piece white suite comprising of: - bath with a shower over, wash hand basin and a wc. Double glazed window.

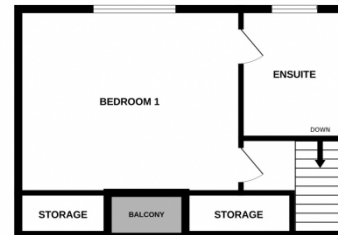
GROUND FLOOR




1ST FLOOR



2ND 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		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Wakefield Road, Garforth

