



Offers in the region of £375,000
Bluebell Avenue, Garforth

 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



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Tudor Sales & Lettings are delighted to bring to the market this three-bedroom semi-detached home, located on Bluebell Avenue in Garforth. Offered for sale with no onward chain, the property offers well planned accommodation arranged over three floors.

The accommodation briefly comprises:

Ground Floor: Entrance hallway, kitchen, dining area and a ground floor w.c.

First Floor: Landing, lounge and a double bedroom with en-suite shower room.

Second Floor: Landing, two further double bedrooms and a house bathroom.

The property benefits from uPVC double glazed windows and gas central heating.

Externally, there is a driveway providing off-street parking to the front and side elevations. To the rear is a fully enclosed garden, mainly laid to lawn with a patio seating area.

Bluebell Avenue is conveniently located within easy reach of the national motorway network and Garforth Train Station, making it an ideal base for those who commute daily.

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

Kitchen 3.23m x 3.05m (10' 7" x 10')

Fitted with a comprehensive range of base and wall units incorporating laminated work surfaces with matching upstands. Built-in 'AEG' gas hob with 'AEG' electric oven and microwave. Integrated 'Zanussi' dishwasher and upright 'Zanussi' fridge freezer. Inset one-and-a-half bowl stainless steel sink unit with single drainer and monobloc mixer tap. Additional features include a kick-space heater, under-unit downlighting and LED ceiling downlighters with smoke alarm. Automatic ventilation system, tiled flooring and a uPVC sealed unit double glazed window to the front elevation.

Dining Area 4.24m x 3.89m (13' 11" x 12' 9")

Featuring full-width sealed unit double glazed bi-folding doors providing views over and access to the rear garden. Marble-tiled flooring, central heating radiator, ceiling light point and LED downlighters. Television and telephone points. Access to a utility cupboard and ground floor cloakroom.

Utility

Having plumbing and space for an automatic washer dryer. 'RM Homeflow' hot water cylinder incorporating a pressurised water system for mains-pressure showers. Central heating controls, alarm system and electricity consumer unit.

WC 1.98m x 1.50m (6' 6" x 4' 11")

Fitted with a 'Sottini' two-piece suite comprising a concealed system low flush w.c. and semi-pedestal wall-mounted wash hand basin with contemporary monobloc mixer tap. Complementary tiled walls, central heating radiator and LED downlighters to the ceiling. Extractor fan and opaque uPVC sealed unit double glazed window to the rear elevation.

Bedroom 1 3.71m x 3.07m (12' 2" x 10' 1")

uPVC sealed unit double glazed window to the rear elevation, ceiling light point and television point. Fitted with a range of built-in wardrobes to the recess comprising three sliding panel doors and providing hanging and shelving space. First floor thermostat for the central heating system.

En suite 2.29m x 1.37m (7' 6" x 4' 6")

Appointed with a contemporary three-piece 'Sottini' white bathroom suite comprising a concealed system low flush w.c., semi-pedestal wash hand basin with

contemporary monobloc mixer tap, and double-width tiled shower cubicle with mains pressure drench-style shower and separate hand shower. Electric shaver point, extractor fan and LED downlighters to the ceiling. Contemporary chrome radiator/towel rail and opaque uPVC sealed unit double glazed window to the rear elevation.

Lounge *3.43m x 3.07m (11' 3" x 10' 1")*

uPVC sealed unit double glazed window to the front elevation enjoying attractive views over open farmland and beyond. Ceiling light point, central heating radiator and an entertainment hub incorporating power, telephone, television aerial and satellite connections.

Bedroom 2 *4.14m x 3.23m (13' 7" x 10' 7")*

Twin uPVC sealed unit double glazed windows to the front elevation enjoying views over open farmland. Ceiling light point, central heating radiator and bulkhead storage cupboard providing hanging and shelving space.

Bedroom 3 *3.91m x 2.84m (12' 10" x 9' 4")*

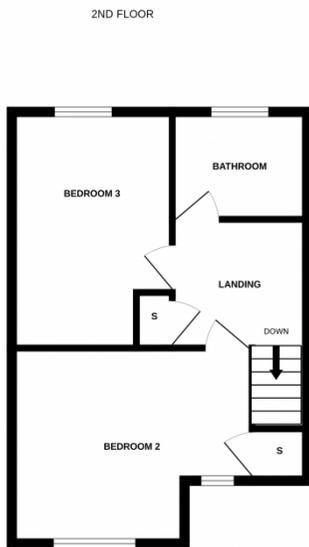
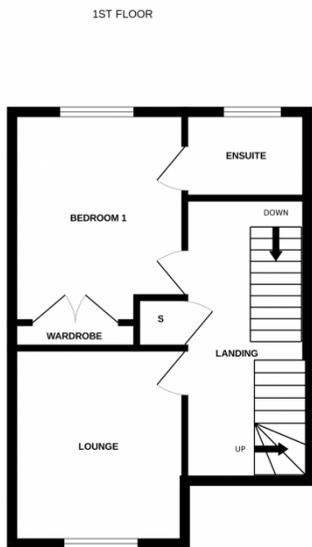
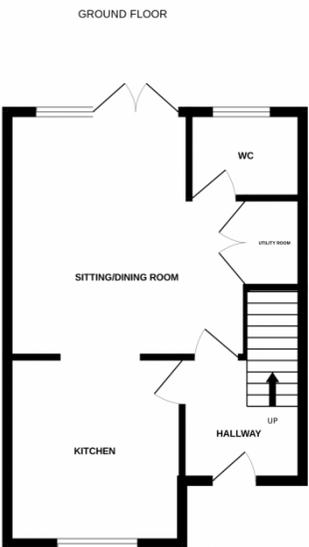
uPVC sealed unit double glazed window to the rear elevation, central heating radiator and ceiling light point.

Bathroom *2.18m x 1.68m (7' 2" x 5' 6")*

Fitted with a modern three-piece 'Sottini' suite comprising a concealed cistern low flush w.c., semi-pedestal wash hand basin with contemporary monobloc mixer tap and storage below, and panelled bath with central mixer tap, shower attachment and drench-style shower head. Partially tiled walls incorporating a feature tiled wall. Extractor fan and LED downlighters to the ceiling. Electric shaver point, contemporary chrome radiator/towel rail and opaque uPVC sealed unit double glazed window to the rear elevation.



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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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