



Asking Price £250,000
Ledston Avenue, Garforth



 **4**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold

2 MAIN STREET, GARFORTH LEEDS, LS25 1EZ |
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Offered for sale with **no onward chain** is this four-bedroom detached home, situated on Ledston Avenue in Garforth. Offering spacious accommodation throughout, the property briefly comprises:

Ground Floor: Entrance hallway, kitchen, dining room, lounge, bedroom and en-suite wet room.

First Floor: Landing, three further bedrooms and a house bathroom.

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

Ledston Avenue is conveniently located within close proximity of the **national motorway network** and provides easy access to **Garforth Train Station**, making it an ideal base for those who commute daily. Garforth High Street, with its wide range of shops, cafés and local amenities, is also nearby.

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

Kitchen *3.21m x 2.64m (10' 6" x 8' 8")*

Modern fitted kitchen with tiled splashback, a range of wall and base units and integrated appliances including oven with hob over, space for washing machine, double glazed window and door to garden.

Dining Room *3.21m x 2.80m (10' 6" x 9' 2")*

Second reception room with double glazed window and centrally heated radiator.

Lounge *4.38m x 3.96m (14' 4" x 13')*

Living room with feature fireplace with mantelpiece surround, Double glazed window, centrally heated radiator and under stairs cupboard.

Bedroom 1 *3.94m x 3.66m (12' 11" x 12')*

Double bedroom with double glazed French style patio doors to garden and centrally heated radiator.

En-suite *2.62m x 1.56m (8' 7" x 5' 1")*

Fully tiled wet room with double glazed window with privacy glass, WC, and hand basin with storage under.

Bedroom 2 *3.99m x 3.07m (13' 1" x 10' 1")*

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 3 *2.90m x 2.20m (9' 6" x 7' 3")*

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 4 *2.90m x 2.20m (9' 6" x 7' 3")*

Single bedroom with double glazed window and centrally heated radiator.

Bathroom *2.49m x 2.18m (8' 2" x 7' 2")*

House bathroom with WC, shower with surround and hand basin with storage under. Centrally heated towel rail and double glazed windows with privacy glass.



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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.
Made with floorplan 5/2020

