



 **5**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



Available to purchase is this very well presented, five bedroom semi detached home located on Lindsay Road in Garforth. Offering spacious rooms throughout, this extended property comprises in brief: - entrance hallway, kitchen diner, utility room, lounge, reception room 2, wet room and a bedroom. First floor: - landing, four bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, there is ample off road parking to the front. To the rear is a larger than average garden with lawn and patio areas. Lindsay Road is within easy reach of Garforth Main Street and it's wide range of amenities. Call Tudor Sales & Lettings today on 0113 282 3056 for more information or to arrange a viewing.

Kitchen Diner 19' 5" x 9' 7" (5.92m x 2.92m)

Fitted with a range of base units. Laminated worksurfaces. Integrated double oven. Gas hob with an extractor and glass splashback. Tiled splashbacks. 2 x kick heaters. Double glazed window.

Utility Room 9' 9" x 5' 5" (2.97m x 1.65m)

Base units and worksurfaces. Plumbing for washing machine. Double glazed window. Door leads to rear garden.

Lounge 14' 6" x 11' 7" (4.42m x 3.53m)

Feature fireplace with gas fire. Double glazed window. Central heating radiator. Coving to ceiling.

Reception Room 2 12' 2" x 9' 7" (3.71m x 2.92m)

Gas Fire. Double glazed window.

Wet Room 9' 7" x 7' 9" (2.92m x 2.36m)

Wet room with part tiled walls. Shower. WC. Wash hand basin.

Bedroom 5 9' 9" x 9' 7" (2.97m x 2.92m)

Door leads to rear garden. Double glazed window. Central heating radiator.

Bedroom 1 13' 9" x 9' 8" (4.19m x 2.95m)

Double glazed window. Central heating radiator. Coving to ceiling.

En-Suite 9' 8" x 6' 2" (2.95m x 1.88m)

Tiled flooring and walls. Bath with shower over. WC and a wash hand basin. Double glazed window.

Bedroom 2 12' 0" x 10' 40" (3.66m x 4.06m)

Double glazed window. Central heating radiator. Fitted wardrobe.

Bedroom 3 10' 0" x 8' 3" (3.05m x 2.51m)

Fitted wardrobe. Double glazed window. Central heating radiator.

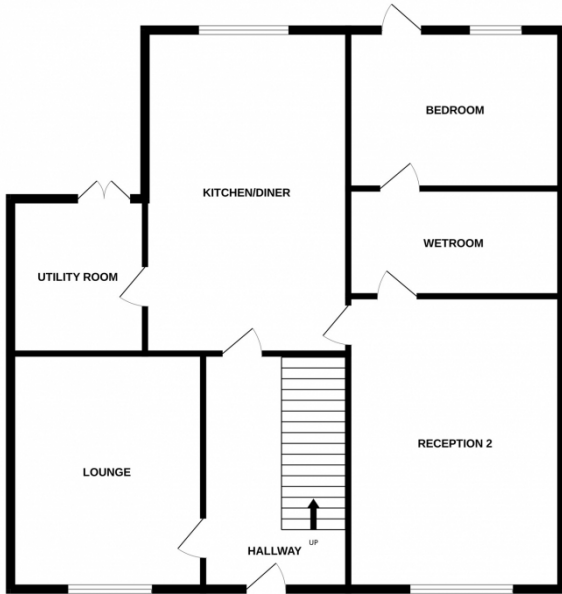
Bedroom 4 9' 2" x 6' 7" (2.79m x 2.01m)

Double glazed window. Central heating radiator. Fitted wardrobe.

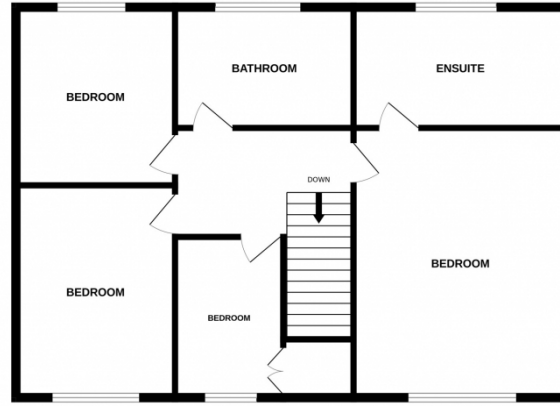
Bathroom 8' 0" x 5' 4" (2.44m x 1.63m)

Fully tiled flooring and walls. Bath with shower over. Push button wc. Wash hand basin. Central heating radiator.

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.
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