



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**





Built in 1865, is this charming three bedroom semi detached home located on Lidgett Lane in Garforth.

Call Tudor Sales & Lettings for more information or to arrange a viewing on 0113 282 3056.

Built in 1865, is this charming three bedroom semi detached home located on Lidgett Lane in the much sought after area of Garforth. Offering spacious rooms throughout, this fantastic home is a very rare opportunity to purchase. The internal layout comprises in brief: - entrance hallway, lounge, dining room and a kitchen which has access to a cellar. First floor: - bathroom and three double bedrooms. Benefits from double glazing, gas central heating and a burglar alarm. Externally, there property has well tended gardens to both the front and rear elevations. To the front there is a large driveway with enough room to park at least four cars. To the rear, you have a larger than average garage benefitting from power, lighting and an inspection pit. Lidgett Lane is within walking distance of highly regarded schools and Garforth Main Street, giving you easy access to a wide range of amenities. This makes the perfect base for those who daily commute with the National Motorway Network and Garforth Train Station only a short distance away. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

**Kitchen** 11' 99" x 7' 98" (5.87m x 4.62m)

Fitted with a range of wall and base units. Laminated worksurfaces. Sink and tap. Integrated double oven, induction hob and extractor over. Tiled splashbacks. Plumbing for washing machine and a space for fridge freezer. Integrated dishwasher. Laminated flooring. Door leads to cellar.

**Lounge** 15' 51" x 13' 63" (5.87m x 5.56m)

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

**Dining Room** 12' 04" x 15' 25" (3.76m x 5.21m)

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

**Bedroom 1** 13' 17" x 12' 44" (4.39m x 4.78m)

Double bedroom with double glazed window and a central heating radiator. Coving to ceiling. Fitted wardrobe.

**Bedroom 2** 11' 85" x 12' 44" (5.51m x 4.78m)

Double bedroom with double glazed window and a central heating radiator. Coving to ceiling.

**Bedroom 3** 9' 71" x 6' 04" (4.55m x 1.93m)

Central heating radiator and a double glazed window.

**Bathroom** 11' 96" x 7' 92" (5.79m x 4.47m)

Suite comprising of: - bath, wc, vanity unit and a shower cubicle. Central heating radiator and a double glazed window.

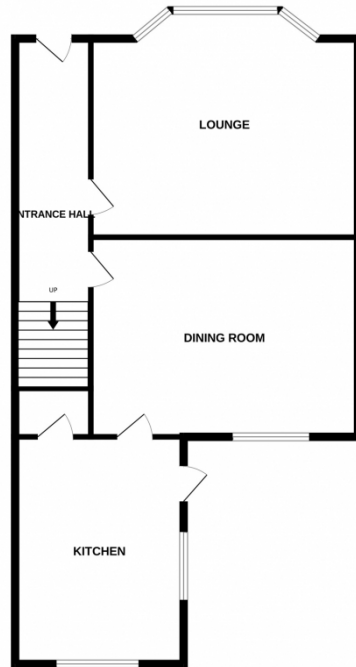
**Cellar** 12' 05" x 18' 35" (3.78m x 6.38m)



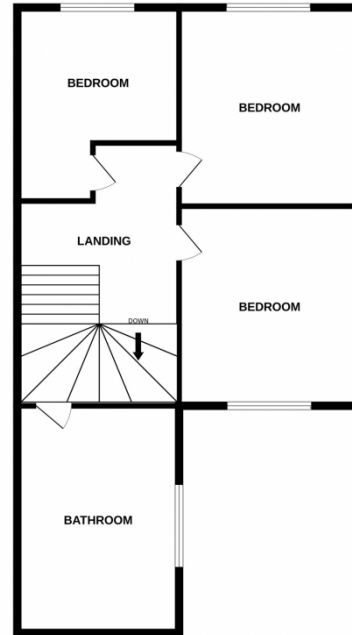
BASEMENT



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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