



 **2**  
Bedrooms

 **3**  
Bathrooms

**Tenure :**  
**Freehold**





Brought to the market for sale is this very well presented two bedroom townhouse located on Conisbrough Grove in Garforth.

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

Available for sale is this superb two bedroom townhouse, located on Conisbrough Grove in this much sought after area of Garforth. Offering contemporary living throughout, this fine home comprises in brief: - ground floor: - entrance hallway, wc/cloaks, lounge and a kitchen diner. First floor: - landing, two bedrooms, one with a bathroom and the second has a shower room. Benefits from double glazing and gas central heating. Externally, there is a double driveway to the front which provides off road parking, and gives you access to electric car charging points. To the rear, is a fully enclosed garden with lawn and decking areas. Also, to the rear is a garden shed. Conisbrough Grove is within easy reach of Garforth Train Station and The National Motorway Network, making this the perfect base for those who daily commute. Call Tudor Sales & Lettings for more information or to arrange a viewing on 0113 282 305.

**Kitchen Diner** 4.32m x 3.02m (14' 2" x 9' 11")

Fitted with a range of wall and base units. Laminated worktops and upstands. Sink and tap. Integrated double oven. Gas hob with extractor and splashback. Other integrated appliances include a dishwasher, fridge freezer and washing machine. Double glazed window and patio doors open to the delightful rear garden. Central heating radiator.

**Lounge** 5.46m x 4.40m (17' 11" x 14' 5")

Double glazed window. Central heating radiator. Feature wall panelling. Laminated flooring.

**Bedroom 1** 4.40m x 2.70m (14' 5" x 8' 10")

Double bedroom with two double glazed window. Central heating radiator. Door leads to bathroom.

**Bathroom / En-Suite** 1.93m x 1.71m (6' 4" x 5' 7")

Fitted with a white three piece suite comprising of: - bath with shower over, wc and a wash hand basin. Tiled flooring and part tiled walls. Heated towel rail.

**Bedroom 2** 3.40m x 3.13m (11' 2" x 10' 3")

Second double bedroom with a double glazed window and central heating radiator. Door leads to en-suite.

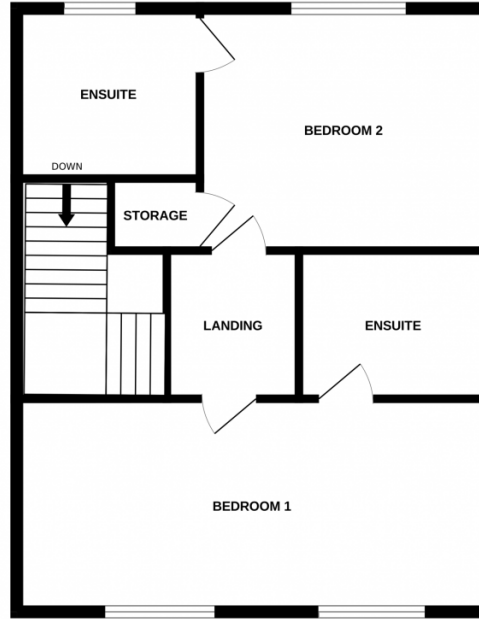
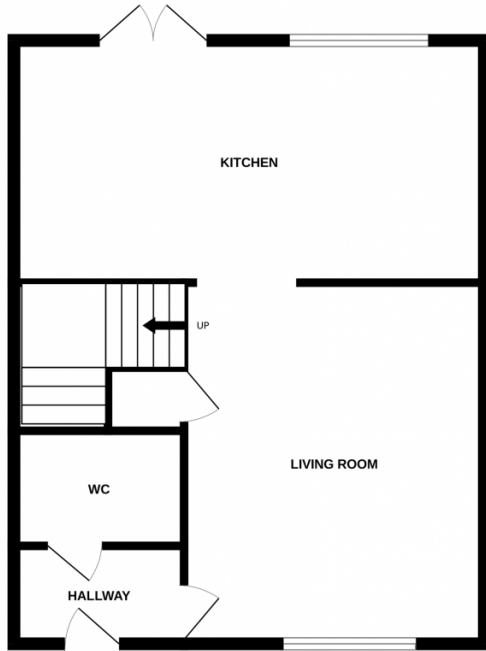
**En-Suite** 2.40m x 1.22m (7' 10" x 4')

Tiled shower cubicle. Wash hand basin. WC. Tiled flooring. Heated towel rail. Double glazed window.

Offers in the region of £250,000  
Conisbrough Grove, Garforth

GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating                           |          | Current                 | Potential |
|----------------------------------------------------|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)                                              | <b>A</b> |                         | 97        |
| (81-91)                                            | <b>B</b> | 84                      |           |
| (69-80)                                            | <b>C</b> |                         |           |
| (55-68)                                            | <b>D</b> |                         |           |
| (39-54)                                            | <b>E</b> |                         |           |
| (21-38)                                            | <b>F</b> |                         |           |
| (1-20)                                             | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |          | Current                 | Potential |
|-----------------------------------------------------------------------|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |          |                         |           |
| (92+)                                                                 | <b>A</b> |                         | 97        |
| (81-91)                                                               | <b>B</b> | 84                      |           |
| (69-80)                                                               | <b>C</b> |                         |           |
| (55-68)                                                               | <b>D</b> |                         |           |
| (39-54)                                                               | <b>E</b> |                         |           |
| (21-38)                                                               | <b>F</b> |                         |           |
| (1-20)                                                                | <b>G</b> |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>                                  |          | EU Directive 2002/91/EC |           |

Address: Garforth, LS25



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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