



 **3**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



A very well presented three bedroom townhouse located on Scholars Gate in Garforth.

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

Offered for sale is this very well presented three bedroom townhouse, located on Scholars Gate in this much sought after area of Garforth. Set over three floors, this spacious property offers excellent internal space. The internal layout comprises in brief: - entrance hallway, kitchen / diner, wc/cloaks. First floor: - living room, bedroom and a bathroom. Second floor: - bedroom with an en-suite and there is an additional double bedroom. Benefits from double glazing and gas central heating. Externally, there is a fabulous, low maintenance garden with patio and decking areas. Scholars Gate is within walking distance of Garforth Academy making this the perfect home for the growing family. The ideal base for those who daily commute with Garforth Train Station and The National Motorway Network within close proximity. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Kitchen / Diner 14' 20" x 12' 10" (4.78m x 3.91m)

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor over. Plumbing for washing machine and dishwasher. Space for fridge freezer. Quartz flooring. Central heating radiator. Double glazed French doors open to the delightful rear garden.

Playroom 7' 7" x 6' 7" (2.31m x 2.01m)

Double glazed window and a central heating radiator. Laminated flooring.

WC

Push button wc. Wash hand basin. Central heating radiator. Quartz flooring.

Living Room 14' 1" x 9' 8" (4.29m x 2.95m)

Double glazed French doors. Central heating radiator. Coving to ceiling.

Bedroom 3 7' 7" x 6' 11" (2.31m x 2.11m)

Central heating radiator and a double glazed window.

Bathroom

Fitted with a white three piece suite comprising of: - bath, wash hand basin and a push button wc. Central heating radiator.

Bedroom 1 14' 1" x 9' 2" (4.29m x 2.79m)

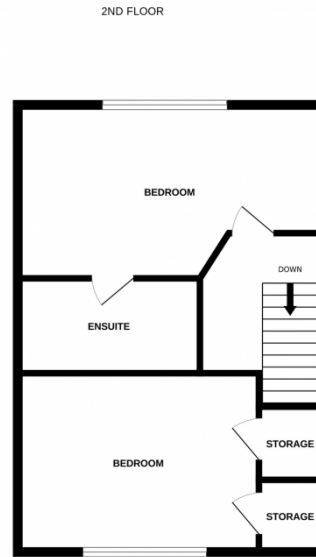
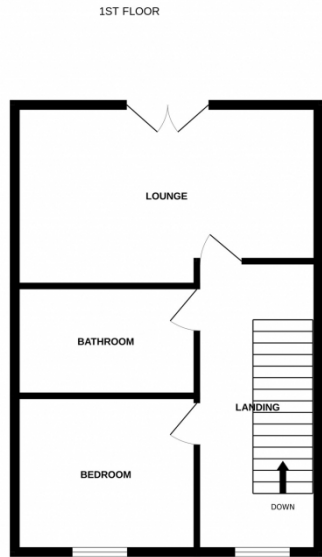
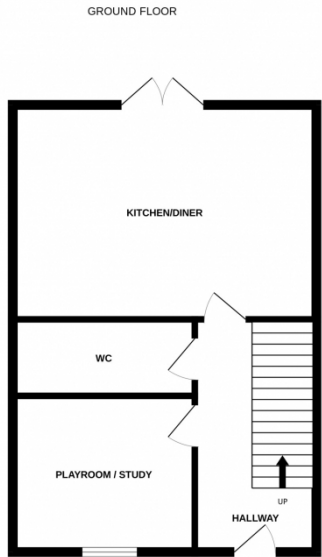
Double bedroom, a central heating radiator and fitted wardrobe. Door leads to en-suite.

En-Suite

With a tiled shower cubicle, wash hand basin and a push button wc. Central heating radiator.

Bedroom 2 10' 7" x 8' 11" (3.23m x 2.72m)

Double glazed window, central heating radiator and a storage cupboard.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		87
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Garforth, LS25

