



 **4**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**



Available for sale is this immaculate, four bedroom semi detached home located on Kingsway in the sought after area of Garforth. Offering spacious rooms throughout, the property comprises in brief: - kitchen, lounge, two double bedrooms and a bathroom. First floor: - two further bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, there is a garden to the front, driveway to the side, and a lawned garden / patio to the rear. Also to the rear is a detached garage. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Kitchen 12' 3" x 10' 0" (3.73m x 3.05m)

NEW modern fitted kitchen with a range of wall and base units and integrated appliances including oven with hob and extractor fan over, sink with mixer tap. space for dishwasher if required. Washing machine situated in hallway cupboard. Large double glazed window to rear aspect and breakfast bar feature. Double glazed door to side of property.

Living Room 18' 0" x 10' 9" (5.49m x 3.28m)

Generously proportioned living room with feature fireplace with mantelpiece surround. double glazed bay window and wooden flooring. Centrally heated radiator

Bedroom 1 11' 7" x 11' 3" (3.53m x 3.43m)

Double bedroom with large double glazed window to rear aspect. Wooden flooring and centrally heated radiator

Bedroom 4 10' 3" x 7' 4" (3.12m x 2.24m)

Double bedroom with double glazed window and centrally heated radiator

Bathroom 6' 2" x 5' 9" (1.88m x 1.75m)

Modern fitted bathroom with white three piece suite comprising of hand basin, low flush WC and shower tray with electric shower and glass screen. Centrally heated towel rail and double glazed window with privacy glass.

Bedroom 2 12' 1" x 8' 9" (3.68m x 2.67m)

Situated on the first floor is this double bedroom with centrally heated radiator and Velux style window.

Bedroom 3 12' 0" x 8' 9" (3.66m x 2.67m)

Situated on the first floor is this double bedroom with centrally heated radiator and Velux style window. Access to under eaves storage area

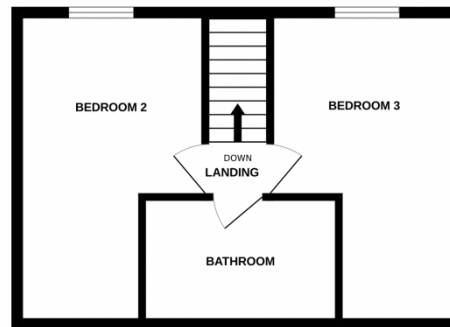
Bathroom 6' 0" x 4' 5" (1.83m x 1.35m)

With white three piece bathroom suite comprising of bath, hand basin and low flush WC.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Garforth, LS25

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	86
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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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