



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :  
Freehold**





Tudor Sales and Lettings are pleased to present this Ideal starter home. This two bedroom semi detached property has enclosed gardens to the front and rear. Boasting gas central heating and UPVC double glazing.

Ideally located for all local amenities and transport facilities. For the commuter the motorway network is within easy reach as are the popular and successful Garforth schools.

The accommodation comprises in brief: Kitchen with utility room and living room downstairs and two double bedrooms and bathroom upstairs

Contact Tudor Sales and Lettings to arrange a viewing.

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**Living room** 11' 6" x 11' 0" (3.51m x 3.35m)

Living room with double glazed window and centrally heated radiator. Feature electric fire

**Kitchen** 12' 4" x 7' 7" (3.76m x 2.31m)

Modern Kitchen with a range of base storage units with worksurface over. Integrated sink, oven with hob and extractor fan over. Tiled splashback surround. Double glazed window and centrally heated radiator

**Bedroom 1** 12' 4" x 11' 3" (3.76m x 3.43m)

Large double bedroom with above stairs storage cupboard off. Double glazed window and centrally heated radiator

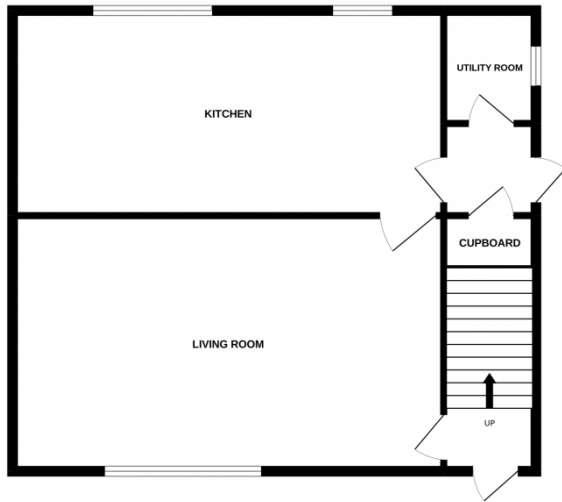
**Bedroom 2** 7' 8" x 7' 5" (2.34m x 2.26m)

Double bedroom with double glazed window and centrally heated radiator

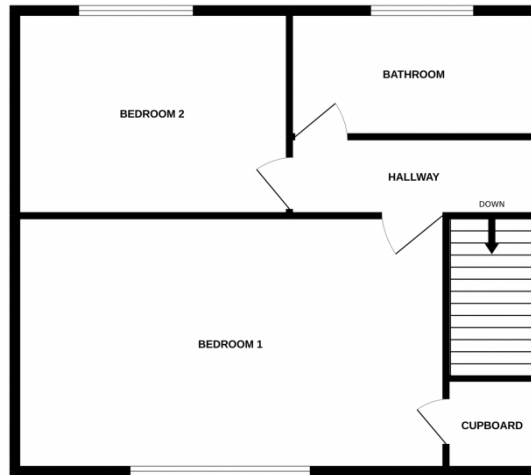
**Bathroom** 7' 7" x 4' 3" (2.31m x 1.30m)

With three piece white bathroom suite comprising of hand basin, bath and low flush WC. Shower unit to tiled area around bath. Double glazed window and centrally heated 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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