



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**





Tudor Sales and Lettings are excited to present to market this extended three bedroom semi detached house located on the popular Fairburn Drive in Garforth.

This property is in need of some modernisation but boasts a modern bathroom and lovely rear enclosed garden.

The accomodation comprises in brief, entrance hall, living room, kitchen, dining room extension to rear and bathroom, three bedrooms

Externally, block paved drive with ample parking space, detached garage and large rear garden

Don't miss the opportunity to view at the earliest opportunity.

**Living room** 21' 8" x 10' 2" (6.60m x 3.10m)

With double glazed bay window, coving to the ceiling and feature fireplace with carved mantelpiece surround and centrally heated radiator

**Kitchen** 8' 4" x 7' 6" (2.54m x 2.29m)

Fitted kitchen with a range of wall and base units, tiled throughout with a range of integrated appliances including fridge freezer, washing machine and oven with hob and extractor fan over. Double glazed door to rear and window to side of property. wood effect flooring.

**Dining room** 10' 7" x 9' 0" (3.23m x 2.74m)

Created by means of rear extension is this usefull additional living space. With coving to the ceiling double glazed window and centrally heated radiator

**Bathroom** 6' 3" x 5' 1" (1.91m x 1.55m)

Fully tiled modern bathroom with three piece white bathroom suite comprising of shower tray, hand basin and low flush WC. Double glazed window with privacy glass and tiled flooring. Heated by means of centrally heated towel rail.

**Bedroom 1** 12' 9" x 9' 7" (3.89m x 2.92m)

Large double bedroom with useful over stairs storage cupboard. Double glazed window and centrally heated radiator

**Bedroom 2** 11' 4" x 7' 9" (3.45m x 2.36m)

Bedroom with double glazed window and centrally heated radiator

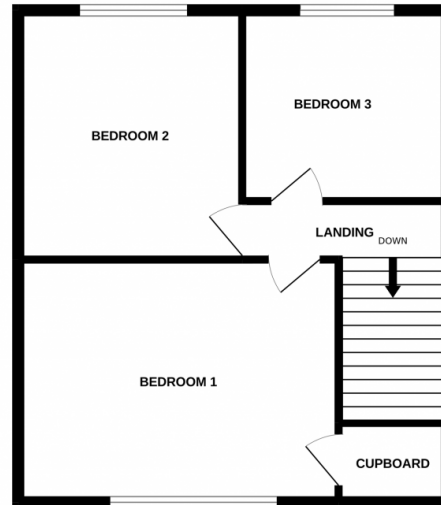
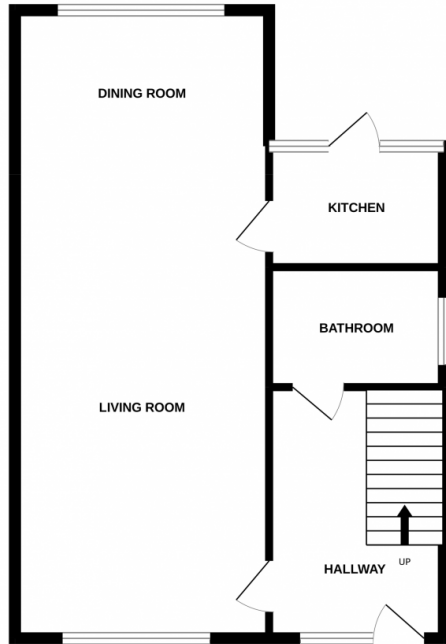
**Bedroom 3** 8' 6" x 7' 9" (2.59m x 2.36m)

Bedroom with 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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