



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**





**\*Please note- this property has a brand new combi boiler and full gas central heating installed Jan 24**

Tudor Sales and Lettings are pleased to offer for sale this 3 Bedroom semi detached bungalow for sale in prime Garforth location with easy access to local amenities and arterial roads. Double glazed windows throughout.

The accomodation comprises in brief: To the exterior- stunning garden to rear with detached garage and driveway for two cars

Internally large dual aspect living room, three double bedrooms and a bathroom, seperate kitchen.

Situated with easy walking distance to Garforth Main Street this is not one to be missed so book a viewing today!

**Kitchen** 11' 5" x 7' 5" (3.48m x 2.26m)

Fitted kitchen with a range of wall and base units with worksurface and integrated sink with mixer tap, electric oven with hob and extractor fan over and space for white goods as required. Ceiling spotlights and double glazed window with centrally heated radiator. Solid fuel boiler.

**Living room** 29' 5" x 10' 9" (8.97m x 3.28m)

Dual aspect living/dining room with feature stone fireplace with mantelpiece over, coving to ceiling, centrally heated radiator, double glazed bay window to front, internal double glazed window to the rear and door to rear garden.

**Bathroom** 6' 7" x 5' 4" (2.01m x 1.63m)

Fully tiled bathroom with white three piece bathroom suite comprising of bath with shower over, hand basin and low flush WC. Double glazed window with privacy glass

**Utility room** 6' 6" x 5' 5" (1.98m x 1.65m)

Situated to the rear of the property is this utility room/rear porch currently used for washing machine and tumble drier.

**Bedroom 1** 11' 9" x 11' 5" (3.58m x 3.48m)

Double bedroom with fitted mirrored wardrobes. Central heating radiator and a double glazed window.

**Bedroom 2** 8' 3" x 7' 5" (2.51m x 2.26m)

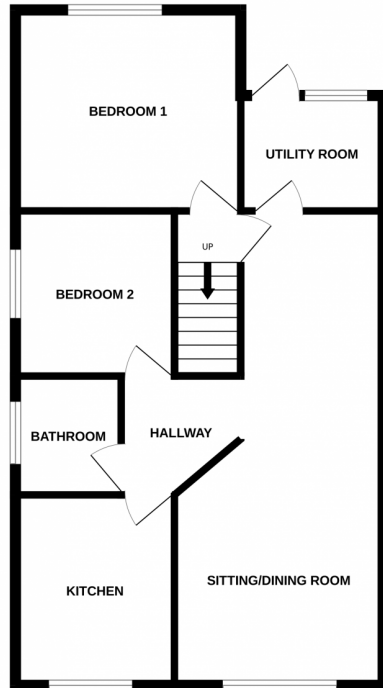
Double bedroom with double glazed window, central heating radiator and coving to ceiling.

**Bedroom 3** 16' 4" x 8' 4" (4.98m x 2.54m)

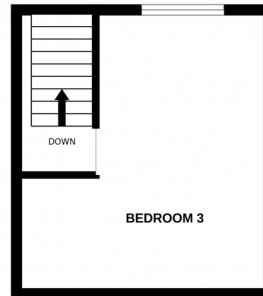
Upstairs is a double bedroom with centrally heated radiator and double glazed window looking out onto the rear garden.



GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.




1ST FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.8 sq.m.) approx.

While 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Address: Knightsway, Garforth, LS25

