



## Floor Plan

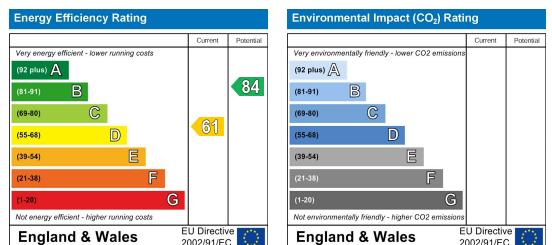


80 Beech Lees

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Farsley Office on 0113 204 0322 if you wish to arrange a viewing appointment for this property or require further information.

- DECEPTIVELY SPACIOUS
- THREE BEDROOMS
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- DETACHED GARAGE
- NEW APPLIANCES INCLUDED
- NEW INSTALLED UPVC WINDOWS
- BRAND NEW COMPOSITE DOORS



New to Market and offered with NO ONWARD CHAIN! This versatile THREE BEDROOM semi detached property situated in the desirable Beech Lees area in Farsley Village. Offering Three DOUBLE bedrooms,.. Shaker style kitchen with granite worktops and new kitchen appliances, including double electric oven, gas hob, (both installed 2023) low level fridge and freezer (all included in the sale) Replacement UPVC double glazed windows & composite doors fitted throughout the property in January this year and a new gas central heating COMBI BOILER INSTALLED in 2021.

Briefly comprising: Entrance hallway leading to lounge with gas fire and feature marble surround. Window to front elevation. Glass doors to L shaped modern kitchen and dining room with excellent range of wall and base units and integrated appliances. Tiled flooring throughout. Side door leading to rear garden, driveway and detached garage.

Downstairs HOUSE SHOWER ROOM with corner cubicle, white sink and WC and continued tiled flooring. Stairs leading to first floor landing and THREE SPACIOUS DOUBLE BEDROOMS, all with gas central heating radiators. Rear bedrooms offering pleasant views.

Externally the property offers front garden mainly laid to lawn and driveway for off road parking, enclosed SOUTH FACING established garden to rear and detached garage with light and power.

This is a fantastic opportunity to put your own stamp on this deceptively spacious family home with VACANT POSSESSION.

Viewing Highly Recommended!



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