



Stoneacre
Properties



Lawns Green

New Farnley Leeds, LS12 5RR

O.I.R.O £260,000



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Vestibule

Entrance hallway, with a composite front door leading to the lounge.

Lounge

A neutrally decorated spacious lounge, to the front elevation with a bay window, fireplace, feature ceiling rose and radiator.

Dining room

Leading through from the inner hallway, the dining room is a generous space with an understair storage cupboard and radiator.

Kitchen

Opening up from the dining room is the fitted kitchen to the rear elevation, offering a range of ample wall and base units and complementary work surfaces, with a tiled floor. There is an integrated dishwasher, fridge, washer, dryer and inset electric oven with a gas hob and extractor fan. The kitchen door gives access to the rear garden.

Landing

The first floor has a spacious landing with a window to the side elevation, giving access to the loft which is part boarded and insulated.

Master Bedroom

The master bedroom has fitted wardrobes and over bed storage cupboards and a radiator. There is also an additional walk-in cupboard with great storage space.

Second Bedroom

The second bedroom is to the rear elevation and has space for a double bed and also features fitted wardrobes.

Third Bedroom

The third bedroom is a single room to the front elevation, currently used as an office/study room with radiator.

Shower room

The shower room comprises of a white three piece suite, shower cubicle, wash basin and low level wc. Fully tiled walls and floor, radiator and window to the rear elevation.

External

The front garden is laid to lawn with a planted border and block paving driveway, leading to the rear paved patio garden.

Garage

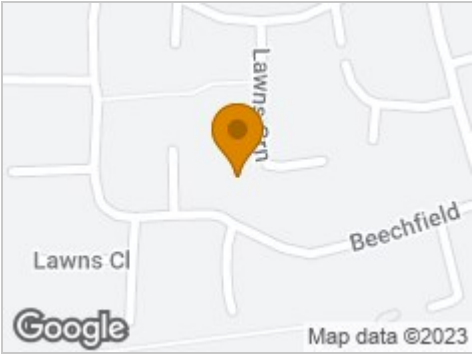
A detached single garage with an up and over door with power and lights.

New Farnley

This leafy well known residential area benefits from good ofsted rated schools for all ages, a cricket club with café/restaurant, well maintained family orientated parks and is well positioned for bus routes, motorway links & Leeds City Centre.



Road Map



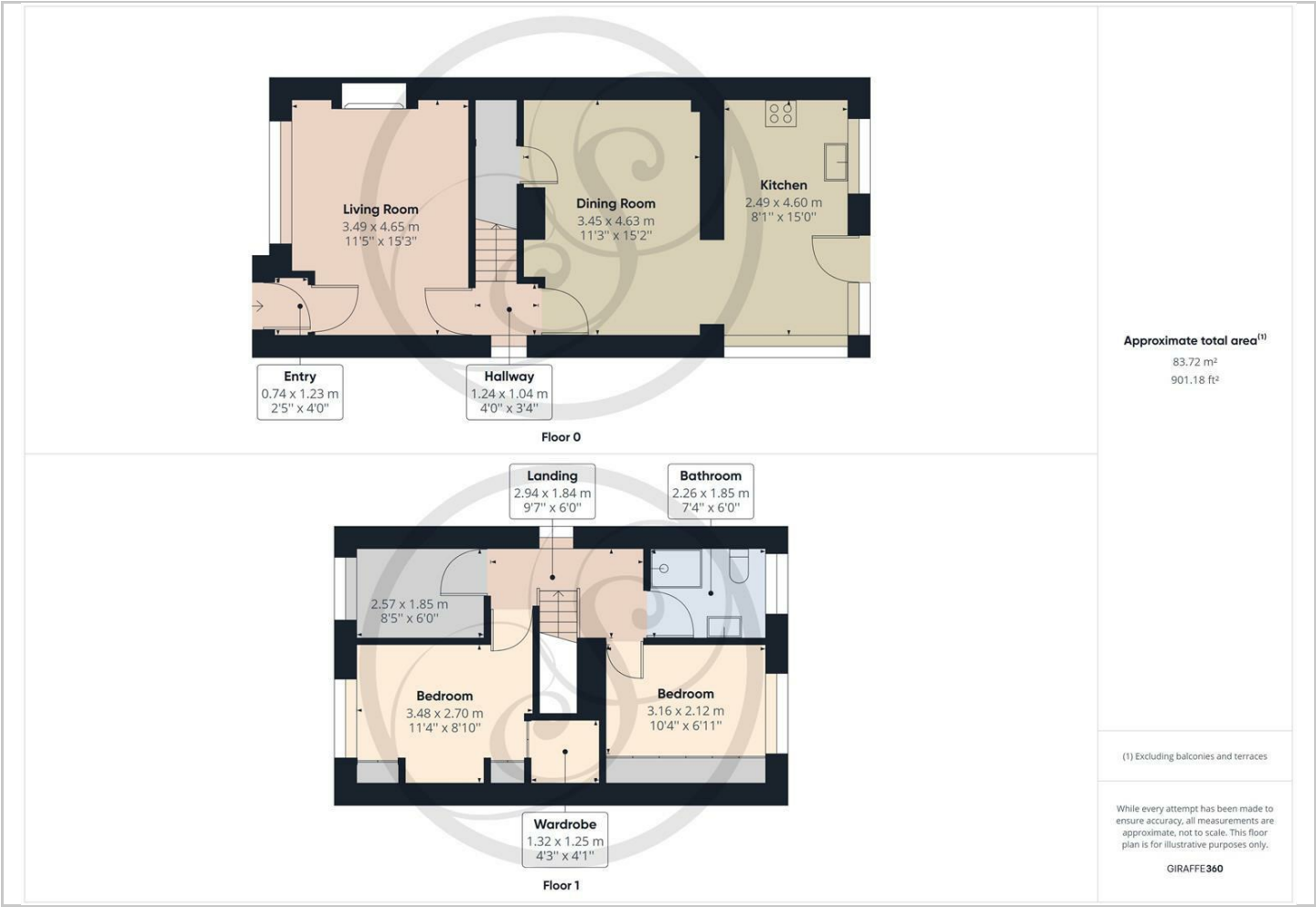
Hybrid Map



Terrain Map



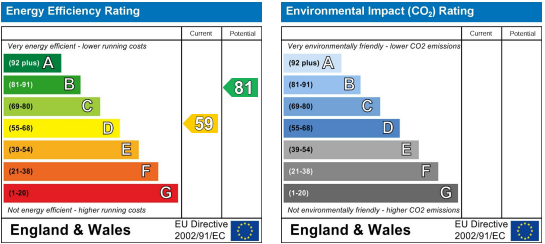
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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