



Farnham Croft | Skelton Woods | LS14 2HR

£260,000

2 Bedroom Detached bungalow | Council Tax Band C | EPC rating TBC

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Situated in a desirable location, this charming bungalow is now available for sale. The property is in good condition, offering a comfortable living space for its new owners.

This lovely bungalow comprises of a spacious reception room, perfect for entertaining guests or relaxing with family. The property features a well-maintained kitchen, ideal for preparing delicious meals. There are two double bedrooms, providing ample space for a small family or guests.

Externally, the property boasts a garage and ample parking space, ensuring convenience for residents with vehicles. The well maintained garden offers a tranquil outdoor space, perfect for enjoying the pleasant surroundings.

Located in a cul-de-sac location just off Naburn Approach the property is ideally placed for commuters to LEEDS, WETHERBY OR YORK with easy access to the A64, A1/M1 motorway network and the A6120 Leeds Outer Ring Road. Local shops and amenities are a short distance away in the Tesco shopping centre and a little further a field are amenities and a railway station at Crossgates.

Don't miss the opportunity to own this wonderful property that combines comfort, convenience, and a peaceful setting.

Ground floor

Entrance Hall

Enter the property through a PVCu double-glazed entry door to an 'L'-shaped hallway providing a storage cloaks cupboard, ideal for storing household items, a central heating radiator and access to the loft space.

Lounge/Diner 5.08m x 3.78m (16'8" x 12'5")

An impressive sized reception room that can be easily zoned into living and dining areas with ample room for a family sized dining table and chairs. A feature fireplace offers a marble back and hearth and has an electric fire and there are two central heating radiators. A box bay double-glazed window gives a commanding view of the front garden and street beyond.

Kitchen 3.45m x 2.92m (11'4" x 9'7")

The kitchen is fitted with a good range of white wall and base units with wood grain effect work surfaces over which incorporate a composite 1 1/2 bowl sink with side drainer and mixer tap. Integrated appliances include a built under fridge and freezer, built under electric oven with electric hob and extractor hood over. Glass fronted display cabinets, a tall larder cupboard and a plumbed space for a washing machine. A double-glazed window is placed on the side elevation and a PVCu double-glazed entry door gives access to the same.

Bathroom 1.96m x 2.04m (6'5" x 6'8")

The bathroom is fully tiled and fitted with a coloured three-piece suite which comprises; panelled bath with electric shower over, pedestal hand wash basin and a low flush WC. Central heating radiator and double-glazed window to the side elevation.

Bedroom 1 3.23m x 3.73m (10'7" x 12'3")

A spacious double bedroom with ample room for fitted bedroom furniture, central heating radiator and double-glazed window overlooking the rear garden.

Bedroom 2 3.26m x 2.97m (10'8" x 9'9")

A second double bedroom with central heating radiator and double-glazed window overlooking the rear garden.

Exterior

The property is accessed to the front where a large sweeping driveway offers off-road parking for three or four vehicles and leads to the garage which has an up-and-over door, power and light and houses the central heating boiler. The front ornamental garden is stocked well with perennials, heathers and mature shrubs scattered intermittently with paving stones and gravel. There is gated access to both sides of the property which in turn leads you to the rear garden which is low maintenance and mostly laid with paving having planted flowerbeds, greenhouse and timber storage shed.

Directions

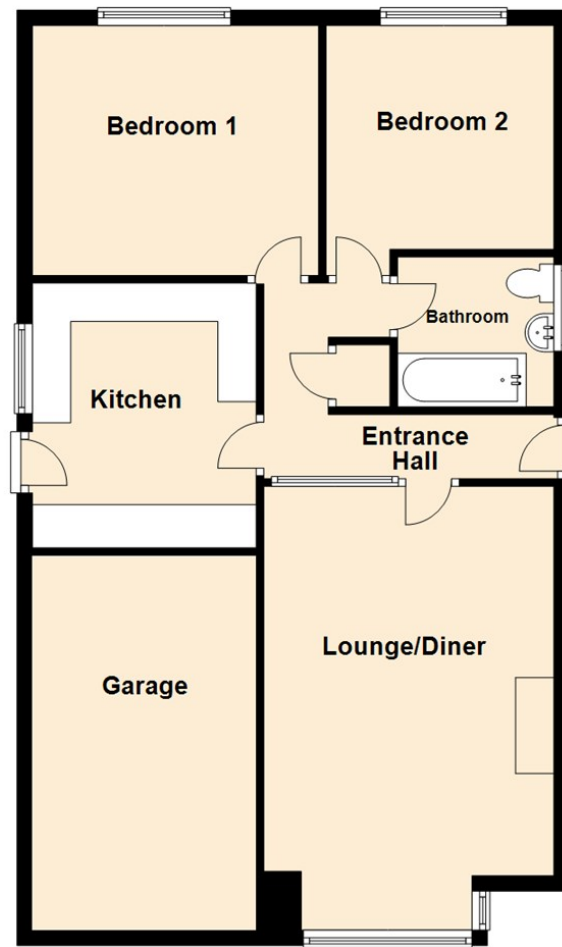
Leaving our Crossgates office on Austhorpe Road turn right and at the traffic lights proceed towards the roundabout taking the third exit onto the Ring Road. Continue over the next two roundabouts and at the traffic lights turn right

onto the Coal Road. Proceed along Coal Road and turn right onto Naburn Approach then take the first left into Farnham Croft where the property can be found on the right hand side.



Ground Floor

Approx. 79.4 sq. metres (854.8 sq. feet)



Total area: approx. 79.4 sq. metres (854.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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