



HOME

MARKETING & MANAGEMENT

WOOD GROVE, FARNLEY LS12 5NN

£189,000



Well Presented Modern Town House

2 Double Bedrooms

Modern Fitted Gloss Kitchen

Tiled Bathroom with Mains Shower

Contemporary Décor Throughout

Gas c/h & uPVC D/G

Gardens to Front & Rear

Ideal for FTB / Professionals

Popular Residential Area

No Chain. Vacant Possession

£189,000

GENERAL DESCRIPTION

Immaculate, light and airy two bedroom town house providing 'ready to move into' accommodation in the location of Farnley with excellent ring road access. Entrance vestibule leading to a lovely bright spacious lounge/ diner with feature fireplace, open to stairs leading to the first floor. Modern contrasting gloss kitchen with grey tiled floor and also boasting integrated oven / hob/ extractor and washing machine. Staircase & landing. A fabulous central bathroom, beautifully tiled with a modern suite, under sink storage, a heated towel rail and a mains shower over bath. Both bedrooms are of generous proportions (master with built in cupboard) Loft access from the landing via a ladder, to a space which is partially boarded /insulated and ideal for further storage. Paved patio and lawn to rear with a southwest facing aspect. To the front of the home is a smart paved footpath, lawn and some sympathetic planting and a wooden wheelie bin store. The property also benefits: Modern consumer unit fitted in 2021, double glazing, gas central heating system (condensing boiler), contemporary décor, alarm, designated off street parking space to the side (of the cul-de-sac). Situated in a pleasant and quiet area of Farnley with fantastic ring road access and highly convenient for commuting to Leeds and Bradford and accessing the M62. An internal viewing is highly recommended and would be of particular interest to discerning first time buyers and professionals seeking contemporary, ready to move into accommodation. No chain. Vacant possession

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE VESTIBULE 3' 10" x 3' 3" (01.17m x 01.00m)**OPEN LOUNGE / DINING AREA** 18' 5" x 11' 1" (05.62m x 03.39m)**KITCHEN** 10' 11" x 6' 11" (03.34m x 02.13m)**STAIRCASE & LANDING** 5' 11" x 5' 4" (01.82m x 01.63m)**DOUBLE BEDROOM 1** 10' 11" x 10' 9" (03.343m x 03.29m)**DOUBLE BEDROOM 2** 11' 3" x 8' 2" (03.43m x 02.50m)**BATHROOM** 5' 10" x 5' 0" (01.80m x 01.54m)

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm**9.00am – 1.00pm****Closed**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.