

# KATH WELLS

ESTATE AGENTS & VALUERS



## 15 Castle Ings Gardens, Leeds, LS12 5EG Offers In The Region Of £189,995

A TWO BEDROOM Bedroom Semi Detached TRUE Bungalow situated amidst similar style property in a popular residential area of New Farnley and conveniently situated for access to local amenities and well regarded schools. Although this property does need some UPDATING & MODERNISATION it does benefit from CENTRAL HEATING and DOUBLE GLAZING.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, a LIVING ROOM with a fireplace and a gas fire, a FITTED KITCHEN with a good range of fitted cabinets, TWO BEDROOMS and a BATHROOM / WC with a three piece suite. Externally there are GARDENS to the front and rear and a SHARED DRIVEWAY leading to a DETACHED SINGLE GARAGE.

The property is situated in a popular residential area of New Farnley approximately 5 miles south-west of Leeds City Centre. New Farnley has a Supermarkets, a Doctors Surgery, Well Regarded Primary & High Schools, Bus Routes to surrounding areas and good access to the M62 & M621 motorway networks.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

EPC Rating: D

### **Entrance Hallway:**

Access via a UPVC side entrance door, central heating radiator, laminated wood floor

### **Living Room:**



Double glazed window to the front elevation, central heating radiator, gas fire

### **Fitted Kitchen:**



Double glazed window to the front elevation, a range of wall, drawer and base units, complimentary work surfaces, stainless steel sink and drainer, plumbing for a washing machine, space for a cooker, built in extractor fan, space for a fridge, central heating radiator

### **Bedroom One:**



Double glazed window to the rear elevation, central heating radiator, built in storage space

### **Bedroom Two:**



Double glazed window to the rear elevation, central heating radiator

### **Bathroom / WC:**



A three piece suite comprising of a panelled bath with a mixer shower to the bath, a wash basin and a WC, central heating radiator, double glazed window to the side elevation, laminated wood floor

### **Loft Room**

Gable End Double Glazed Window, Fully boarded flooring with a drop down ladder, power & Light.

### **To The Outside:**

#### **Gardens:**



There is a low maintenance pebbled garden to the front. To the rear there is a patio, a lawn and flowerbeds

#### **Parking / Garage:**



There is a shared driveway to the side leading to a detached single garage which has power and light

#### **EPC Link:**

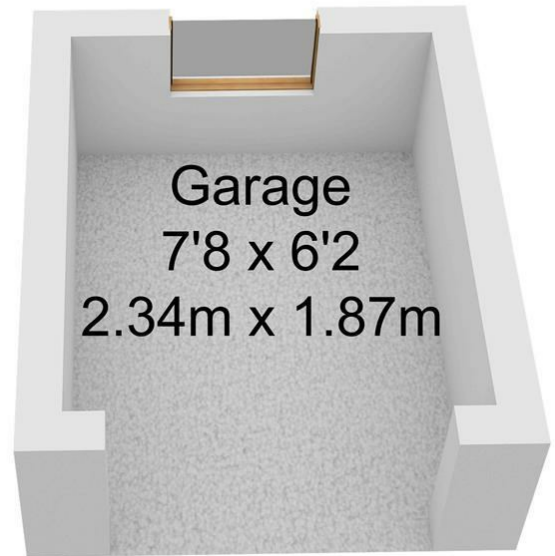
<https://find-energy-certificate.service.gov.uk/energy-certificate/0924-0207-9104-3505-2004>



## Floor Plan



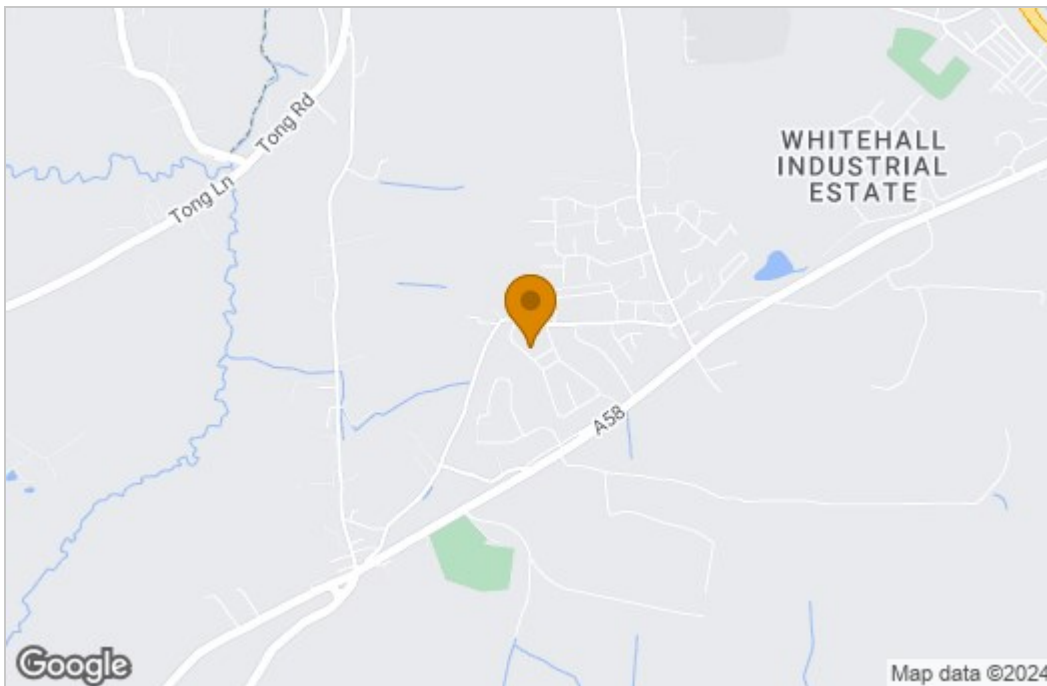
Approx. 49.02 sqm.  
(527.64 sqft.)



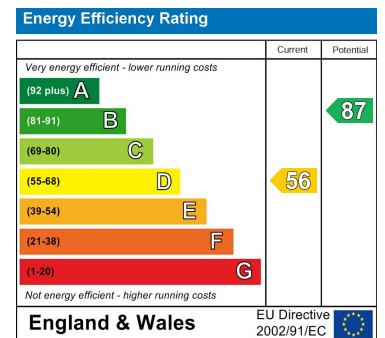
Garage  
7'8 x 6'2  
2.34m x 1.87m

Garage  
Approx. 4.39 sqm.  
(47.25 sqft.)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.