



35 Hare Farm Avenue Leeds



2 Bedroom Bungalow - Semi Detached £227,500

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35 Hare Farm Avenue, New Farnley, Leeds, West Yorkshire, LS12 5QB

GROUND FLOOR:

Hallway:

Access via a part glazed side entrance door, central heating radiator

Fitted Kitchen:



Double glazed window, a range of fitted cabinets and work surfaces, an inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, built under electric oven, electric hob

Living Room:



Double glazed bay window, central heating radiator, television point, fireplace and hearth with a gas fire

Inner Hallway:

Access to the bedrooms and the bathroom

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

Bedroom Two:



Double glazed door opening onto the rear garden, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

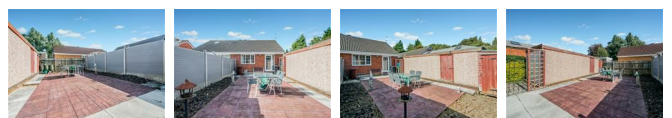
Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is mainly open plan. The rear garden is enclosed and has a paved patio area.

Off Street Parking / Single Garage:



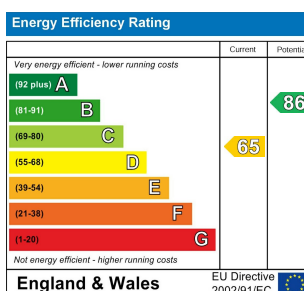
A driveway provides useful off street parking for several cars and access to a single garage with power and light.

EPC Rating:

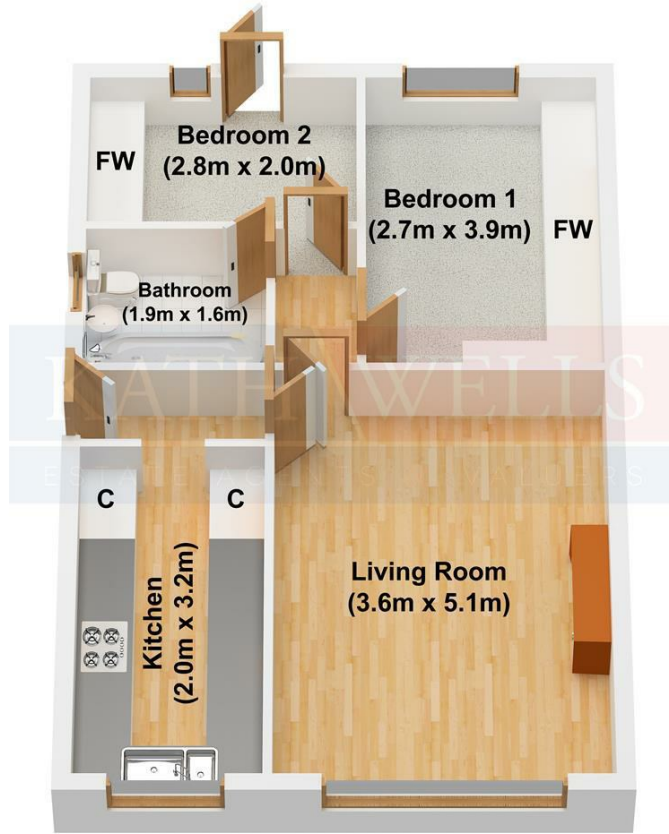
to be confirmed

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4109-6254-6002-0228-7106>



Floor Plan



Garage

