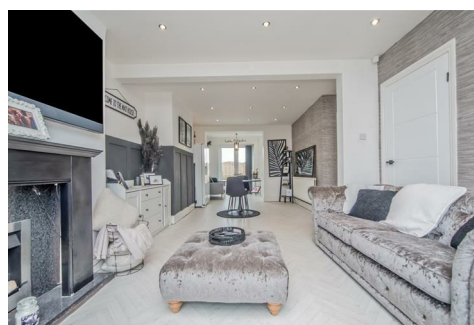




379 Tong Road, Leeds, LS12 4QG

Offers In The Region Of £240,000

An EXTENDED THREE BEDROOM SEMI DETACHED property located in a popular residential area and benefiting from having OPEN PLAN LIVING to the ground floor, ample parking for several cars, a car-port and a large garage. This property would make an ideal buy for a growing family and early internal viewing is highly recommended to avoid disappointment.

Briefly throughout and to the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC with a modern white suite, and an OPEN PLAN LIVING AREA. The LIVING ROOM has a fireplace and hearth with an inset living flame gas fire, and is open plan to the DINING AREA, which in turn is semi open plan to the FITTED BREAKFAST KITCHEN. The breakfast area has French doors opening onto the rear garden and the kitchen has a good range of fitted cabinets and INTEGRAL KITCHEN APPLIANCES.

To the first floor there is are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, and a BATHROOM / WC with a modern white suite and a shower above the bath.

Externally there are GARDENS to the front and rear. The REAR GARDEN is enclosed and mainly low maintenance with a paved patio / seating area making it an ideal space for entertaining or al-fresco dining. A DRIVEWAY provides ample OFF STREET PARKING for several cars and access to a CAR-PORT and a LARGE GARAGE which in turn provides additional parking and storage.

GROUND FLOOR:

Hallway:

Access to the ground floor accommodation, stairs rising to the first floor

Cloakroom / WC:

Double glazed window, a modern white suite comprising of a low flush WC, wash basin, central heating radiator

Open Plan Living Area:



The living room, dining / breakfast area and kitchen are mainly open plan giving a contemporary modern feel to this property

Living Room:



Double glazed window, a fireplace and hearth with an inset living flame fire, television point, inset ceiling lights, central heating radiator, open plan to the dining area

Dining Area:



Central heating radiator, inset ceiling lights, ample space for a dining table and chairs / additional living room furniture, semi open plan to the fitted kitchen / breakfast area

Fitted Kitchen & Breakfast Area:



Double glazed window, a part glazed external door giving access to the side garden, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, extractor hood, an inset 1 1/4 bowl stainless steel sink and drainer, integral automatic washing machine, a breakfast area with double glazed French doors opening onto the rear garden

FIRST FLOOR:

Landing:

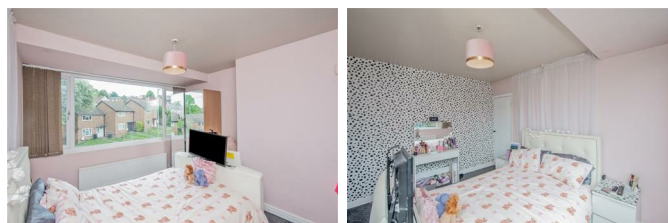
Access to the first floor accommodation, double glazed window, access to an insulated and boarded loft space

Bedroom One:



Double glazed window, television point, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Three:



Double glazed window, central heating radiator

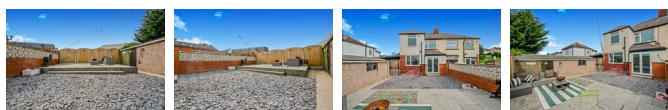
Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled shower bath with a glazed side screen and a shower above, 'his and her' wash basins set into a vanity unit, low flush WC, modern tiling, extractor fan, inset ceiling lights

TO THE OUTSIDE:

Gardens:



The rear garden is a good size and enclosed with a paved patio / seating area and low maintenance areas. The front garden is mainly low maintenance.

Off Street Parking / Driveway / Large Garage:



This property benefits from having a large driveway with parking for several cars, there is additional hard-standing providing additional parking to the front. A large garage provides further parking for two cars and has ample space for storage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0845-2890-7491-9523-7811>

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

Floor Plan

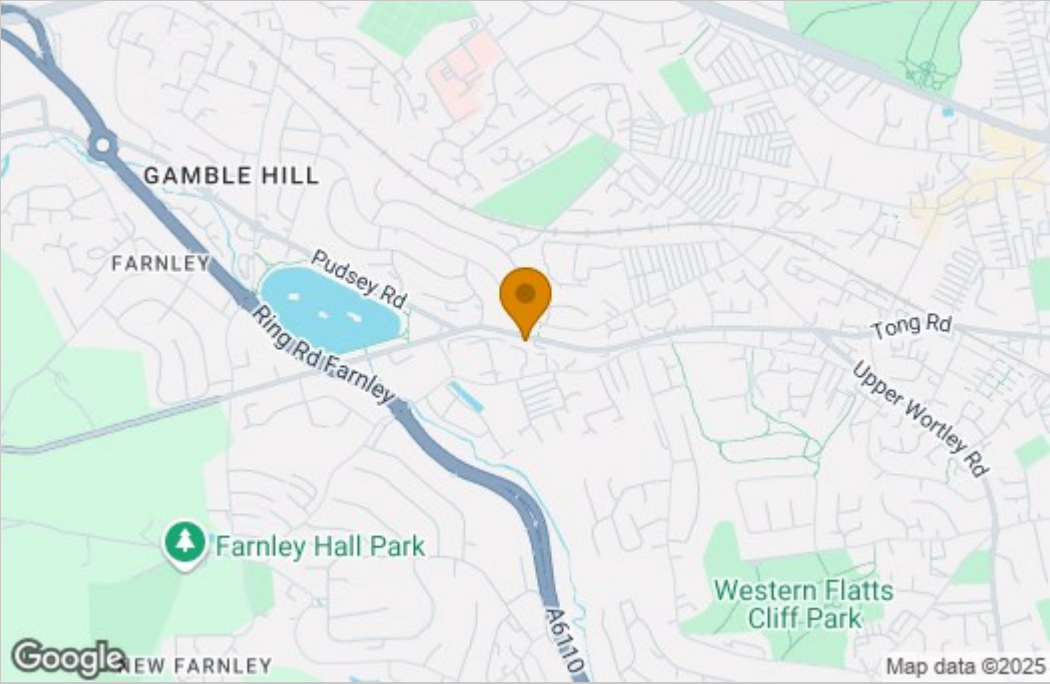
Ground Floor



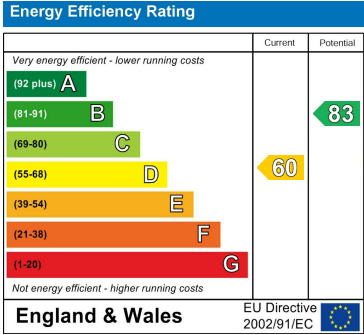
First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.