



## 163 Ring Road Leeds



## 3 Bedroom House - Semi-Detached £220,000

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# 163 Ring Road, Farnley, Leeds, West yorkshire, LS12 5LU

## GROUND FLOOR:

### Hallway:



Access via a composite front entrance door, stairs rising to the first floor, laminated flooring

### Living Room:



Double glazed bay window, a fireplace and hearth with an inset living flame gas fire, television point, glazed double doors opening onto the dining area / fitted kitchen

### Fitted Dining Kitchen:



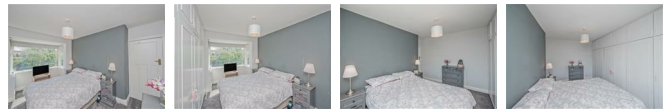
Double glazed window, patio doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, integral kitchen appliances (gas hob, extractor hood, electric double oven / grill, automatic washing machine, fridge / freezer), inset ceiling lights, dining area with ample space for a dining table and chairs, storage cupboards, wall mounted gas fire

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, wall mounted gas heater, access to an insulated loft space via a pull down loft ladder

### Bedroom One:



Double glazed window, a range of fitted wardrobes & storage

### Bedroom Two:



Double glazed window, wall mounted gas heater

### Bedroom Three:



Double glazed window

### Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, pedestal wash basin, low flush WC, tiling to the walls, inset ceiling lighting, tiled flooring



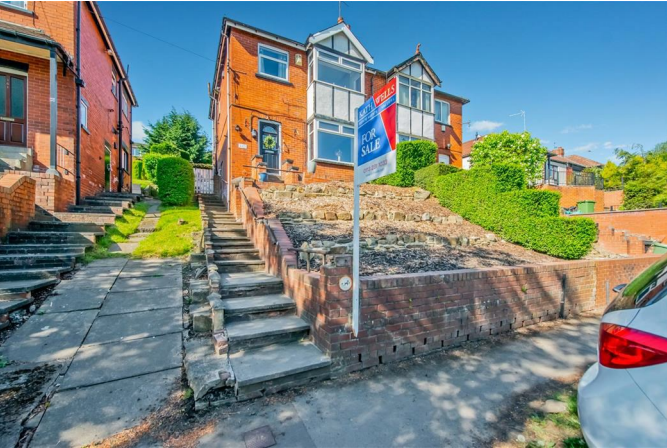
TO THE OUTSIDE:

Gardens:



The front garden is mainly low maintenance. The rear garden is enclosed and benefits from having a paved patio / seating area with a pergola above, planted beds, a lawn, a garden shed and an outside tap.

Shared Driveway:



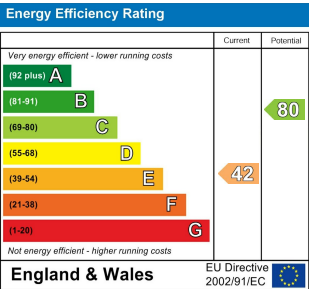
There is a shared driveway

Council Tax Band / EPC Rating:

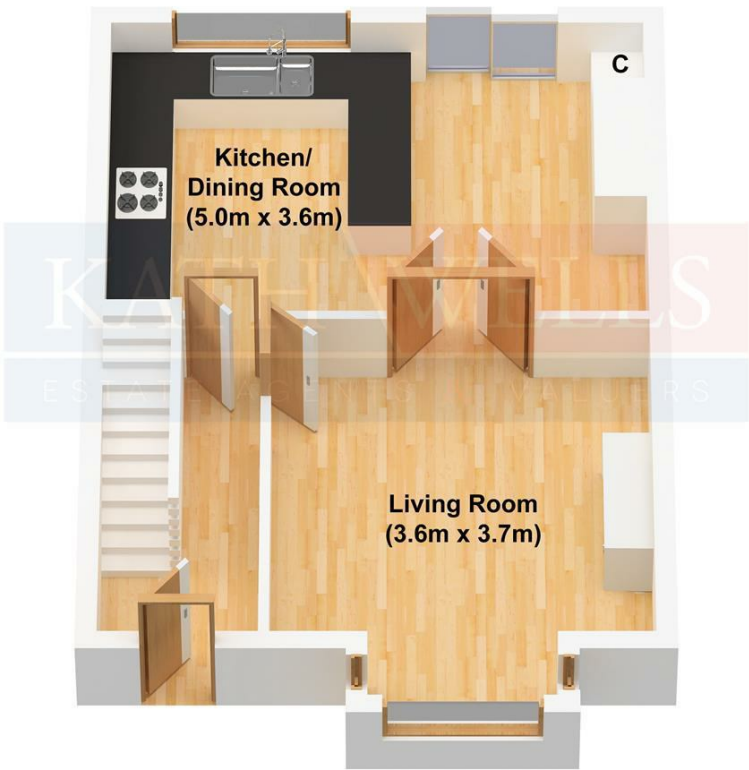
Council Tax Band: B / EPC Rating: E

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0054-0207-0705-7615-2100>



Ground Floor



First Floor

