

147 Ring Road Leeds



3 Bedroom House - Semi-Detached £250,000

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147 Ring Road, Farnley, Leeds, West Yorkshire, LS12 5LU

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, central heating radiator, stairs rising to the first floor

Living Room:



Double glazed bay window overlooking the front garden, a fireplace and hearth, central heating radiator

Dining / Sitting Room:



Double glazed patio doors opening onto the rear garden, a feature fireplace and hearth with exposed brickwork, central heating radiator

Extended Fitted Kitchen:



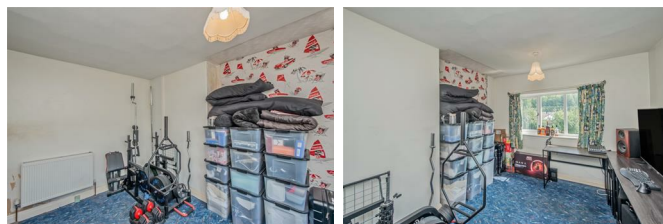
Extended to the rear, double glazed windows to three aspects, a part glazed external door giving access to the side garden, a modern range of fitted wall, drawer & base units, a range of integral kitchen appliances (double electric oven / grill, electric hob, extractor hood, dishwasher, fridge / freezer), an inset 1 1/4 bowl sink and drainer with a mixer tap, plumbing for an automatic washing machine, central heating radiator, tiled flooring

FIRST FLOOR:

Landing:

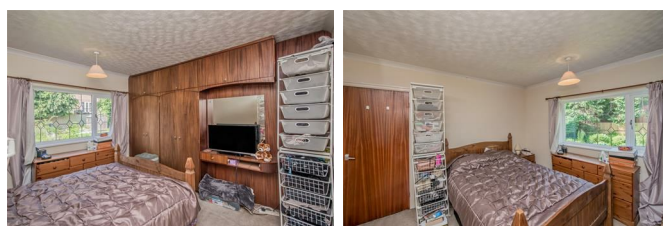
Double glazed window, access to the first floor accommodation, access to an insulated and boarded loft space via a pull down loft ladder.

Bedroom One:



Double glazed window, central heating radiator, built-in storage cupboard

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes and storage

Bedroom Three:



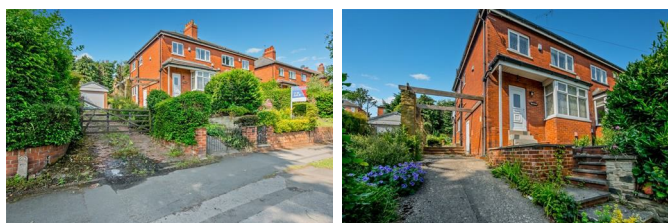
Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern suite comprising of a panelled shower bath with a glazed side screen and a plumbed shower, wash basin and WC set into a vanity unit, central heating radiator, modern tiling

TO THE OUTSIDE:



Gardens:



The gardens extend to three sides. The front garden is mainly planted with a variety of shrubs and has steps leading to the front door. The side garden has access to under-house storage. The rear garden is a good size, enclosed by fencing and hedges, and has a lawn, an outside tap, seating areas, and a variety of planted shrubs and small trees.

Off Street Parking / Driveway / Single Detached Ga



This property benefits from having two separate gated driveways, each providing useful off street parking for several family sized cars. A single detached garage with an electrically operated door provides additional parking / storage.

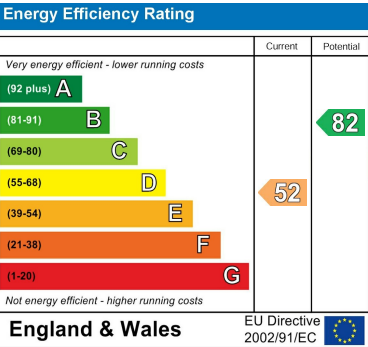
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8896-7127-3110-3259-2906>

Council Tax Band & EPC Rating:

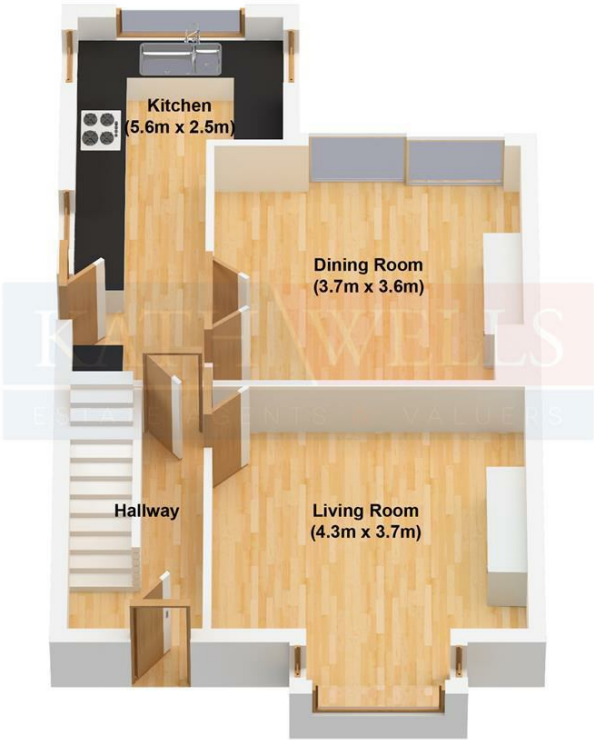
Council Tax Band: C / EPC Rating: E

Energy Efficiency Graph



Floor Plan

Ground Floor



First Floor

