

KATH WELLS

ESTATE AGENTS & VALUERS



5 Ironstone Gardens, Leeds, LS12 6LH

Offers Over £310,000

A very well maintained END TOWN HOUSE built by Taylor Wimpey Homes offering well proportioned accommodation over three floors. The house is situated amidst similar style property on a popular and sought-after residential development in New Farnley - early internal viewing is highly recommended.

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 a FITTED DINING KITCHEN with French doors opening onto the rear garden, a modern range of fitted wall, drawer & base cabinets, and a good range of INTEGRAL KITCHEN APPLIANCES.

To the first floor there is a LANDING with stairs rising to the second floor, a LIVING ROOM with ample space for a range of living room furniture and a fireplace & hearth with an electric fire, TWO DOUBLE BEDROOMS and a FAMILY BATHROOM / WC with a modern white suite. The MASTER BEDROOM is situated on the second floor and has an EN-SUITE SHOWER ROOM / WC with a white three piece suite. There is also a FOURTH BEDROOM situated on this floor. Externally the property has an enclosed rear garden which is mainly low maintenance with a paved seating area and an artificial lawn. A DRIVEWAY provides useful off street parking and access to a SINGLE INTEGRAL GARAGE. Internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

Council Tax: D / EPC Rating: C

GROUND FLOOR:

Entrance Hallway:



Access via a recently fitted composite front entrance door, central heating radiator, tiled flooring, stairs to the first floor

Cloakroom / WC:



A two piece suite in white comprising of a wash basin and a WC, central heating radiator, tiled flooring

Fitted Dining Kitchen:



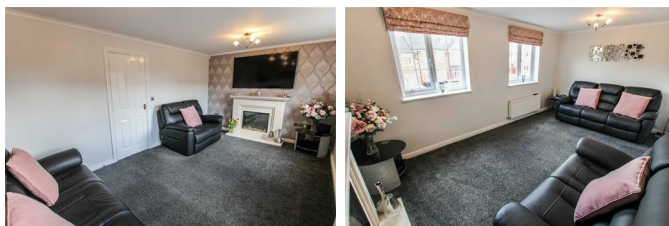
Double glazed window, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, integral kitchen appliances (electric double oven / grill, electric hob, extractor hood, dishwasher, automatic washing machine, fridge / freezer), an inset sink & drainer, under floor heating, tiled flooring, television point, under stairs storage cupboard, ample space for a dining table and chairs

FIRST FLOOR:

Landing:

Access to the first floor accommodation, central heating radiator, stairs rising to the second floor

Living Room:



Two double glazed windows, a modern fire place and hearth with an electric fire, television & telephone points, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bedroom Four / Study:



Double glazed window, central heating radiator

Family Bathroom / WC:



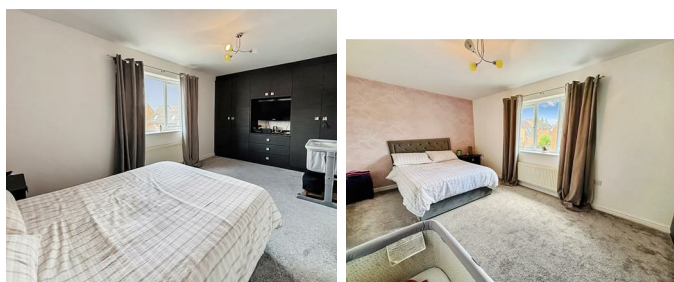
A three piece suite in white comprising of a panelled bath, a wash basin and a WC, central heating radiator

SECOND FLOOR:

Landing:

Central heating radiator, access to an insulated loft space and to the second floor accommodation

Bedroom Two:



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

Master Bedroom:



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

En-suite Shower Room / WC:



A three piece suite comprising of a shower cubicle with shower, wash basin, low flush WC, tiled flooring, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is open plan and has a lawn and some planting. The rear garden is enclosed and has a paved patio / seating area, an artificial lawn and flowerbeds

Garage / Parking:

A driveway provides useful off street parking and access to a single integral garage with an up and over door

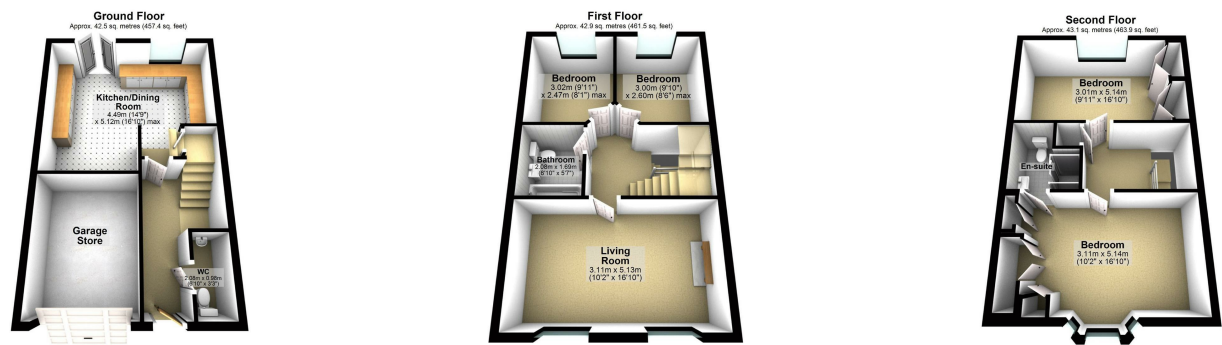
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2429-0150-2292-4685>

Council Tax & EPC Rating:

Council Tax: D / EPC Rating: C

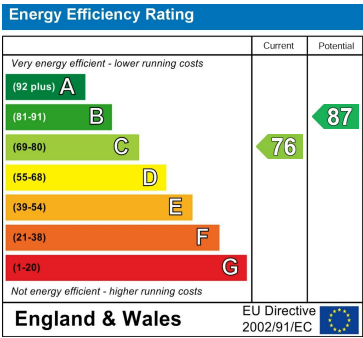
Floor Plan



Area Map



Energy Efficiency Graph



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