



## 866 Tong Road, Leeds, LS12 5HE

### Asking Price £239,995

A THREE BEDROOM SEMI DETACHED property located in a popular residential area Farnley and benefiting from having GARDENS TO THE FRONT & REAR, GAS CENTRAL HEATING & DOUBLE GLAZING. The property also has a LARGE GARAGE & A DRIVEWAY providing useful OFF STREET PARKING making an ideal purchase for a GROWING FAMILY.

Briefly throughout and to the ground floor the accommodation comprises of a MODERN FITTED KITCHEN with a good range of cabinets, a separate DINING ROOM with ample space for dining room furniture, a large LIVING ROOM and a DOWNSTAIRS WC.

To the first floor there 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. To the rear of the property, there is also a large garage providing additional OFF STREET PARKING and storage. The front garden consists of a DRIVEWAY which provides ample OFF STREET PARKING for ONE FAMILY SIZED CAR.



## GROUND FLOOR:

### Fitted Kitchen:



Access via part glazed side door, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, electric hob with extractor above, built under electric oven / grill, an inset sink and drainer, plumbing for automatic washer, space for a fridge / freezer, central heating radiator

### Dining Room:



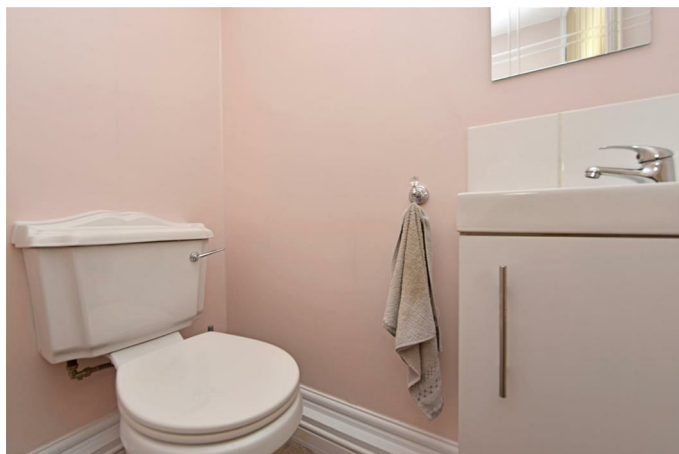
Double glazed windows, central heating radiator, ample space for a dining table / chairs, storage cupboard, gas fire

### Living Room:



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

### Downstairs WC:



White suite comprising of a wash basin, low flush WC and central heating radiator

## FIRST FLOOR:

### Landing:

Access to first floor accommodation, access to loft space, central heating radiator

### Bedroom One:



Double glazed window, central heating radiator, built in wardrobe / storage

### Bedroom Two:



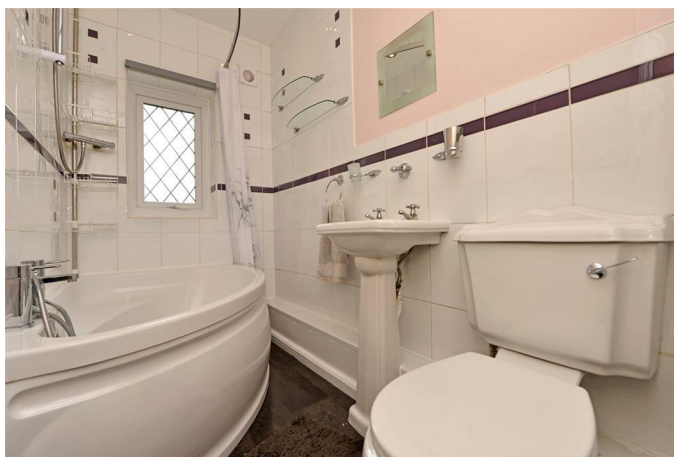
Double glazed window, central heating radiator, ample space for bedroom furniture

### Bedroom Three:



Double glazed window, central heating radiator, good size single bedroom

### Bathroom / WC:



Double glazed window, a modern with suite comprising of a panelled bath with a plumbed shower above and shower curtain to the side, wash basin & low flush WC, central heating radiator / towel warmer

## TO THE OUTSIDE:



### Gardens:



The rear garden is a good size, enclosed by fencing, low maintenance, has an outside tap and is paved providing a useful space for outdoor furniture and entertainment. The front garden is mainly used for parking.

### Off Street Parking / Driveway / Large Garage:

This property benefits from having a driveway providing useful off street parking. There is a large garage to the rear of the property providing further off street parking and storage

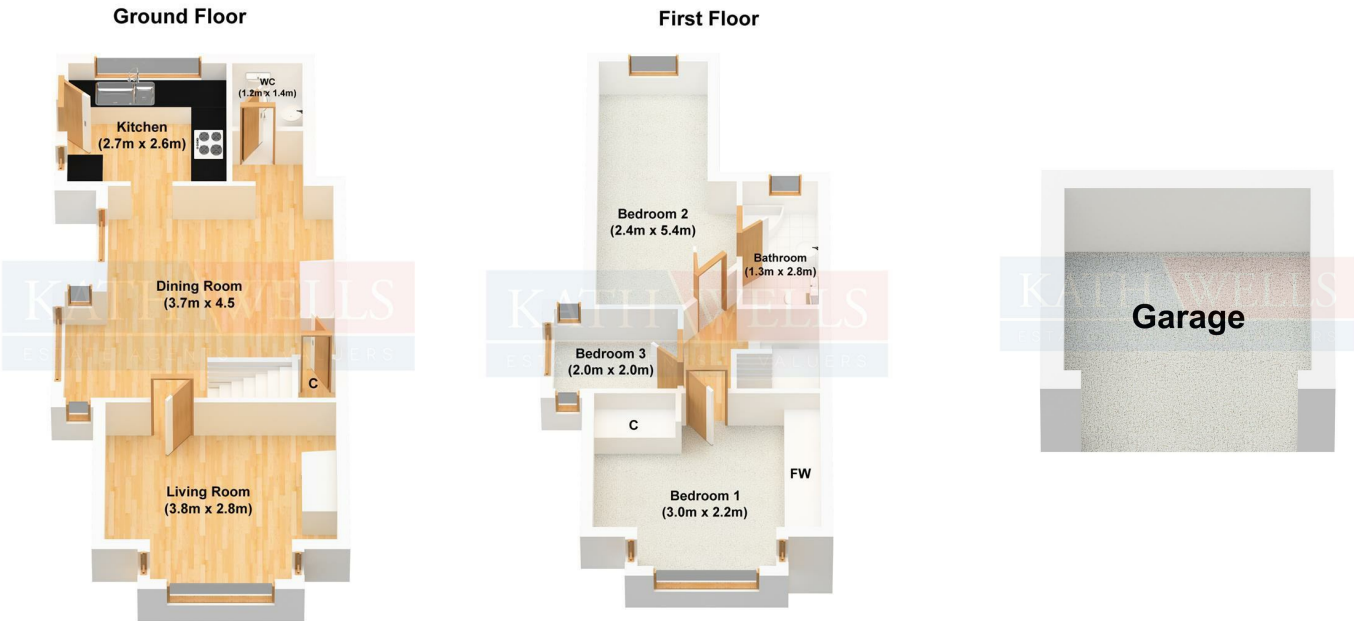
### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8601-7794-5529-0607-9363>

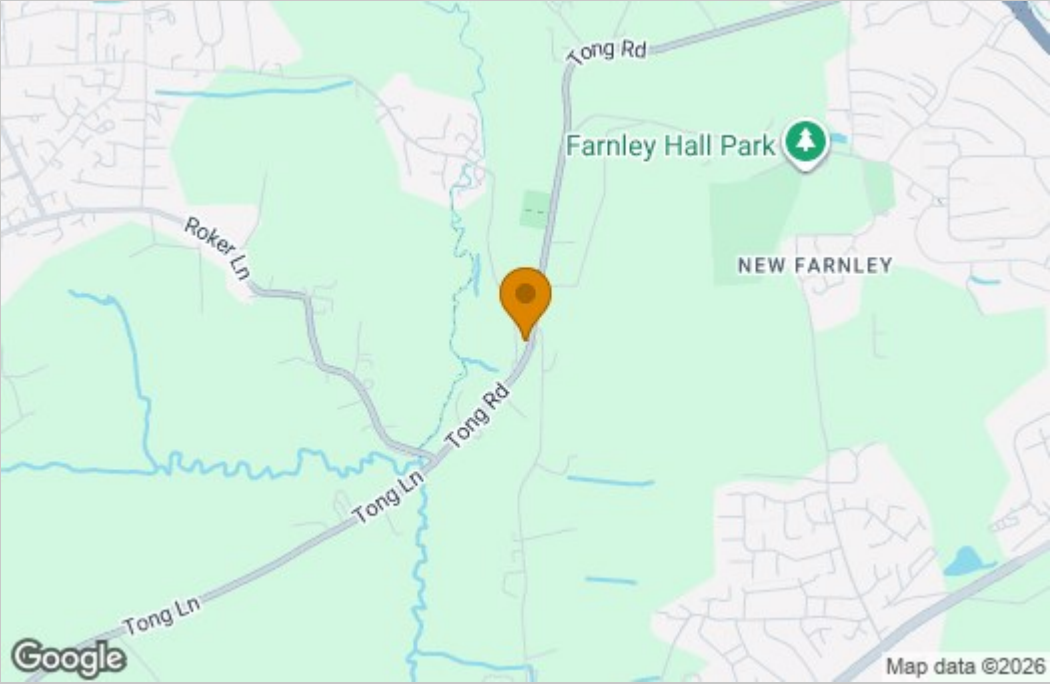
### Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: E

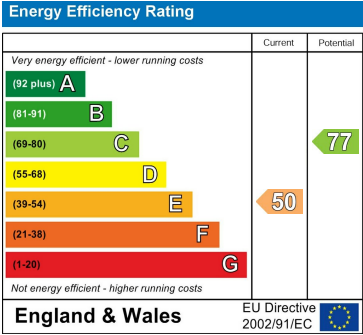
Floor Plan



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.