



### 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:



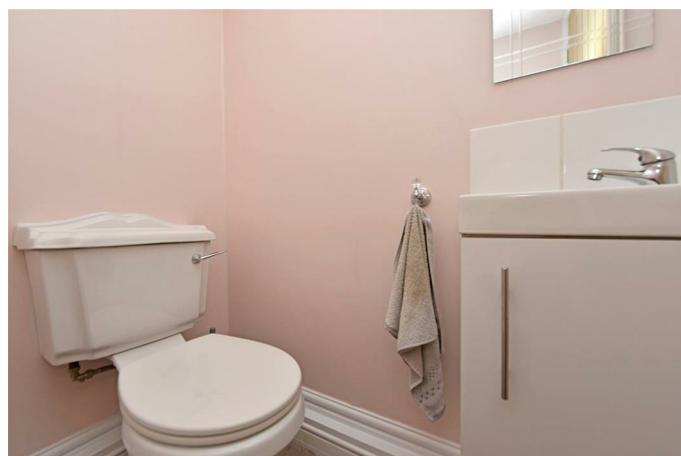
Double glazed windows, central heating radiator, ample space for a dining table / chairs, storage cupboard, gas fire

### 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:



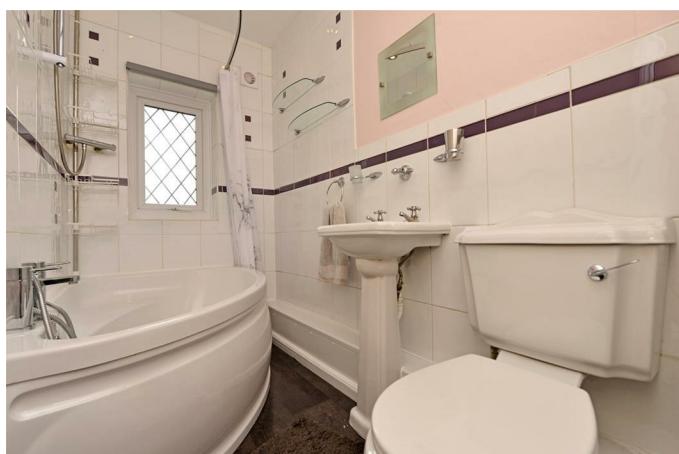
Double glazed window, central heating radiator, ample space for bedroom furniture

### Bedroom Three:



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

### Bathroom / WC:



Double glazed window, a modern 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

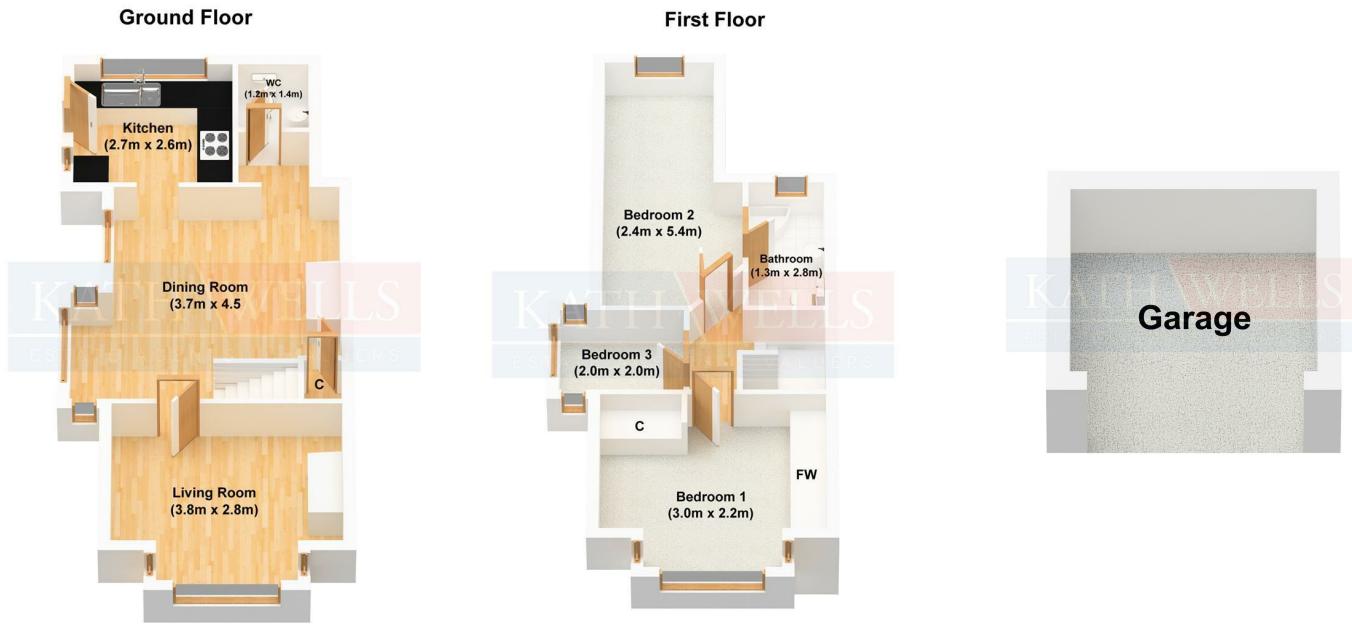
### EPC Link:

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

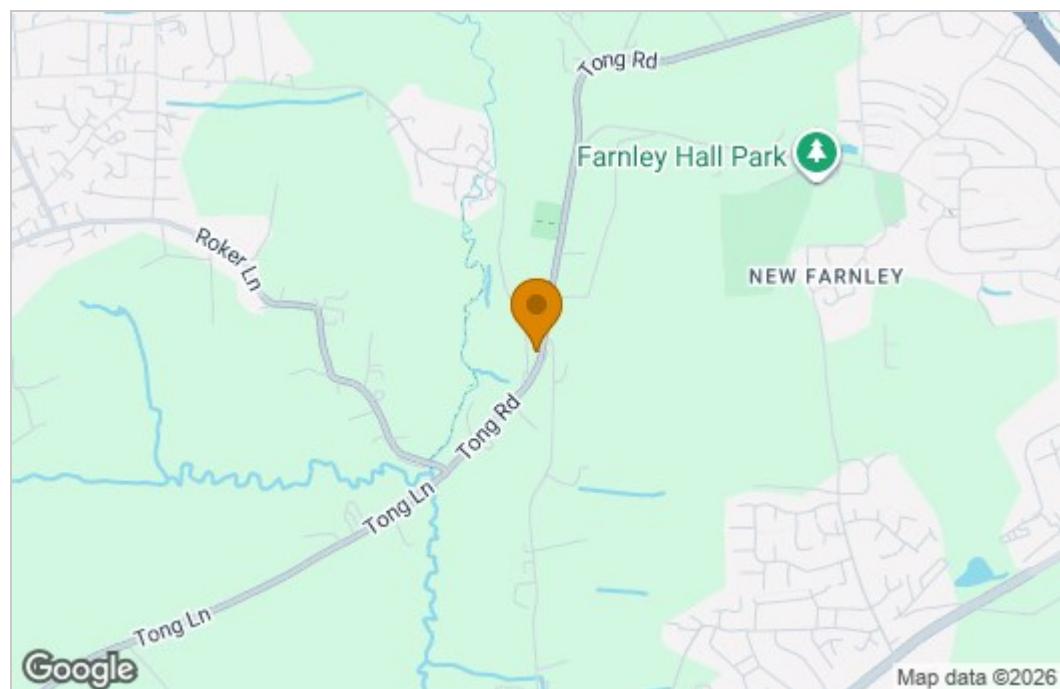
### Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: E

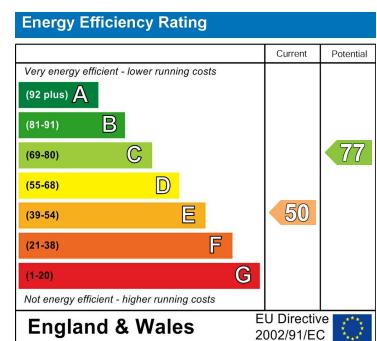
## Floor Plan



## Area Map



## Energy Efficiency Graph



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