



17 Ennerdale Road, Leeds, LS12 5EN

£254,995

A TWO BEDROOM EXTENDED Semi Detached Bungalow situated amidst similar style property in a popular residential area of New Farnley and conveniently situated for access to local amenities and well regarded schools. This property has been MODERNISED and UPDATED by the current owners and benefits from having DOUBLE GLAZING, GAS CENTRAL HEATING, a LOG BURNING STOVE, and a MODERN KITCHEN & BATHROOM..

Briefly throughout the accommodation comprises of an ENTRANCE HALLWAY, a LIVING ROOM with a fireplace & hearth and a LOG BURNING STOVE, a FITTED DINING / BREAKFAST KITCHEN with a good range of fitted cabinets, a DINING ROOM / THIRD BEDROOM, and a ground floor BATHROOM / WC with a modern white suite and a shower above the bath.

To the first floor there is a DOUBLE BEDROOM and a SINGLE BEDROOM, each of which are a good size and have storage to the eaves.

Externally there are GARDENS to the front and rear. A DRIVEWAY provides useful OFF STREET parking for several cars and access to a SINGLE DETACHED GARAGE.

The property is situated in a popular residential area of New Farnley approximately 5 miles south-west of Leeds City Centre. New Farnley has a Supermarket, well regarded Primary & High Schools, Bus Routes to

GROUND FLOOR:

Hallway:



Access via a front entrance door

Living Room:



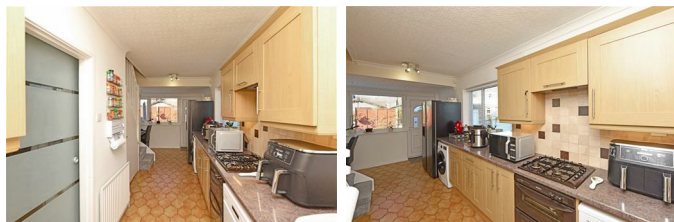
Double glazed window, central heating radiator, fireplace and hearth with a log burning stove, television point

Dining Room / Bedroom Three:



Double glazed window, central heating radiator

Fitted Breakfast / Dining Kitchen:



Double glazed windows, a part glazed external door, a range of fitted wall, drawer & base units, work surfaces, built under electric double oven / grill, four burner gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, dining / breakfast area, stairs rising to the first floor

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower above, wash basin set into a vanity unit, low flush WC, central heating radiator

FIRST FLOOR:

Landing:

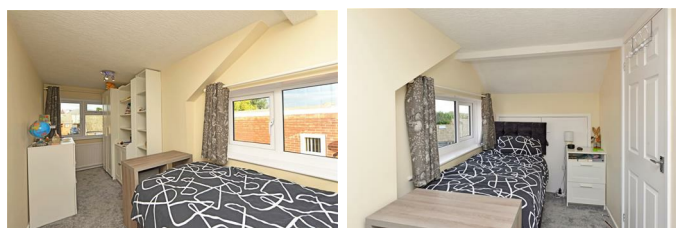
Access to the first floor accommodation, built-in storage cupboard

Bedroom One:



Double glazed window, central heating radiator, storage to the eaves

Bedroom Two:



Double glazed window, central heating radiator, storage to the eaves

TO THE OUTSIDE:

Gardens:



The front garden is enclosed and has a lawn and planted beds. The rear garden is a good size and has a paved patio / seating area and planted beds.

Off Street Parking / Driveway / Single Detached Ga



A driveway provides useful off street parking and access to a single detached garage

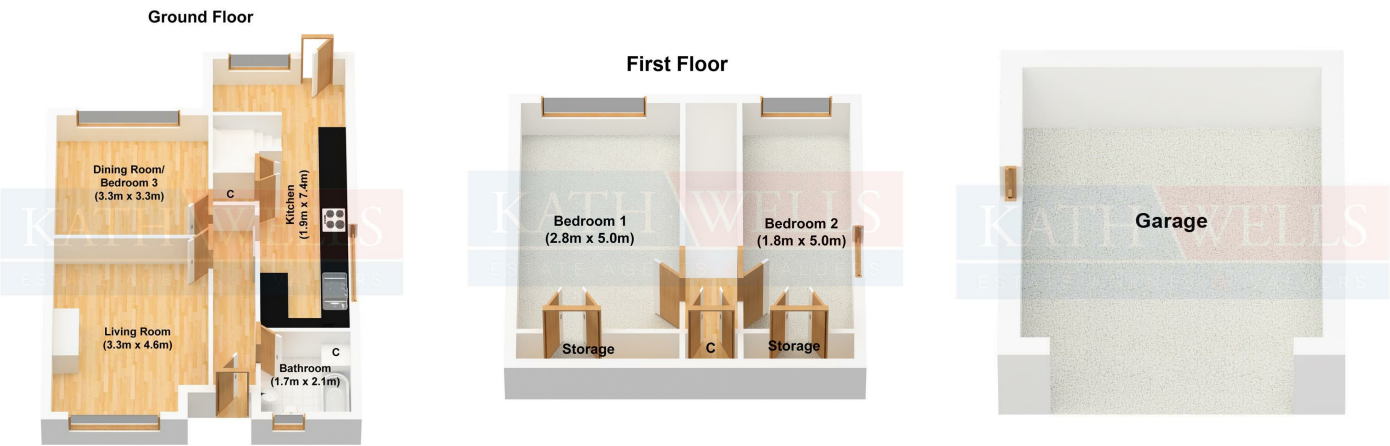
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2604-1513-1921-6319-8465>

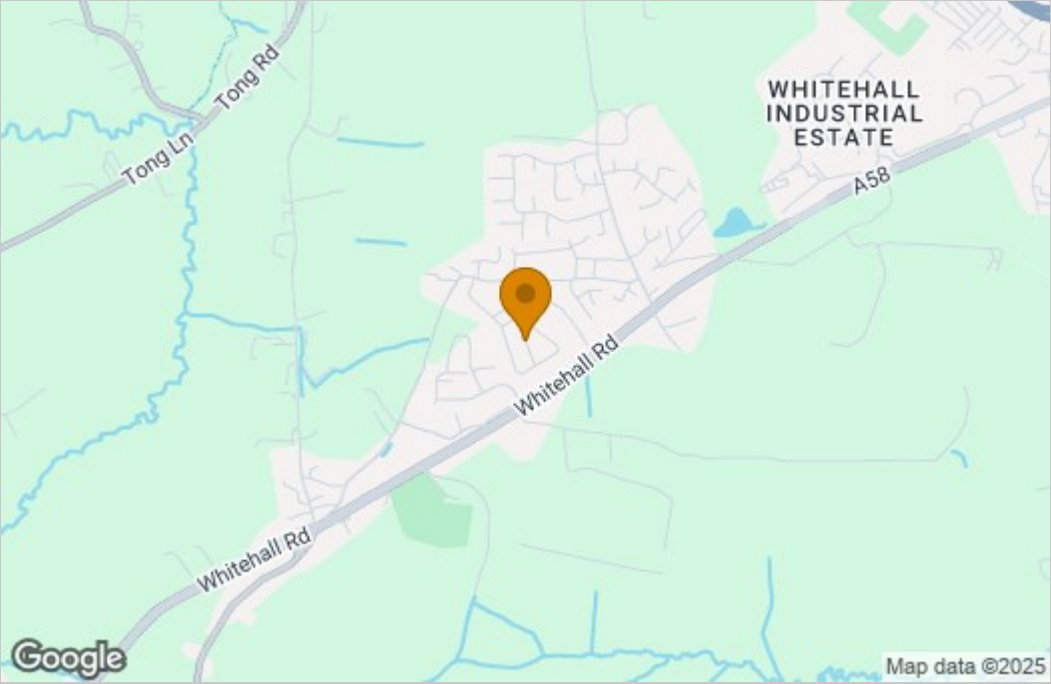
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

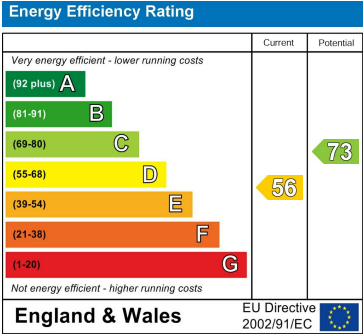
Floor Plan



Area Map



Energy Efficiency Graph



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