



24 Wolley Avenue, Leeds, LS12 5DX

Offers In The Region Of £230,000

An ideal purchase for a variety of buyers wishing to move into a home which is **READY TO WALK INTO** and offers spacious accommodation over two floors with the added benefits of double glazing & gas fired central heating, and a modern fitted breakfast / dining kitchen with a range of **INTEGRAL APPLIANCES**. Situated amidst similar style property in a popular residential area of New Farnley and conveniently located for access to local amenities and schools and transport links.

Briefly throughout and to the ground floor the property comprises of an **ENTRANCE HALL** with stairs rising to the first floor, a **LIVING ROOM** with a bow window over looking the front garden and a fire place and hearth with an inset living flame gas fire, a good sized **FITTED BREAKFAST / DINING KITCHEN** with an ample range of fitted cabinets, a breakfast bar and an external door opening onto the garden. A ground floor **SHOWER ROOM / WC** with a modern white suite and a glazed shower cubicle.

To the first floor there are **TWO DOUBLE BEDROOMS** (one of which has a range of **FITTED WARDROBES**), and a good sized **SINGLE BEDROOM**.

Externally there is an enclosed **GARDEN** to the rear with paved and decked seating areas (the summer house maybe included subject to offer). The front garden is mainly low maintenance and enclosed by a low wall and a hedge. A **DRIVEWAY** provides useful **OFF STREET PARKING** for one family sized car.

GROUND FLOOR:

Hallway:

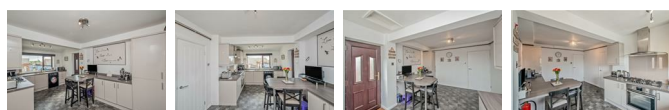
Access via a part glazed front entrance door, double glazed window, central heating radiator, stairs rising to the first floor

Living Room:



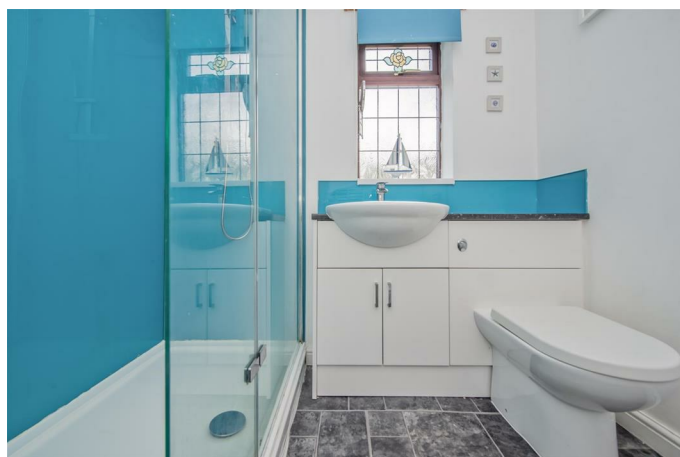
Double glazed window to the front elevation, double glazed French doors giving access to the rear garden, fire place and hearth with an inset living flame coal effect gas fire, television point

Fitted Breakfast / Dining Kitchen:



Double glazed window, part glazed external door giving access to the garden, a modern range of fitted wall, draw & base units, work surfaces, an inset stainless steel sink and drainer, a range of integral kitchen appliances (built under electric oven / grill, five burner gas hob, extractor hood, dishwasher, fridge), breakfast bar, pantry / storage cupboard with ample space for a fridge freezer, plumbing for an automatic washing machine

Ground Floor Shower Room / WC:



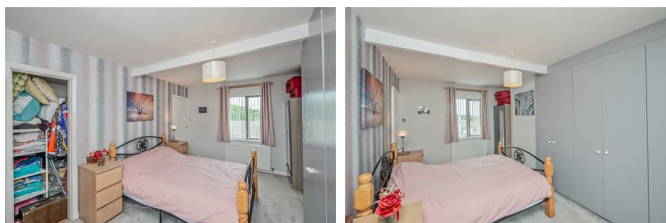
Double glazed window, a modern white suite comprising of wash basin & WC set into a vanity unit, a glazed shower cubicle with a plumbed shower (rainfall head & hand wand), inset ceiling lighting, ladder style central heating radiator / towel warmer

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation and to the loft space

Bedroom One:



Double Glazed Windows to two aspects, two central heating radiators, a range of built-in wardrobes (six doors), storage room

Bedroom Two:



Double glazed window, central heating radiator, storage cupboard, laminated flooring

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:

Off Street Parking / Driveway:



A driveway provides useful off street parking for one family sized car

Gardens:



The front garden is enclosed by a low wall and hedge and is mainly low maintenance with some planting. The rear garden is a good size, enclosed by fencing, and has a paved seating area, a decked seating area, low maintenance areas, planted beds, external lighting, hot & cold outside taps, external power points, a garden shed, a fire pit. A summer house maybe included in the sale price subject to offer

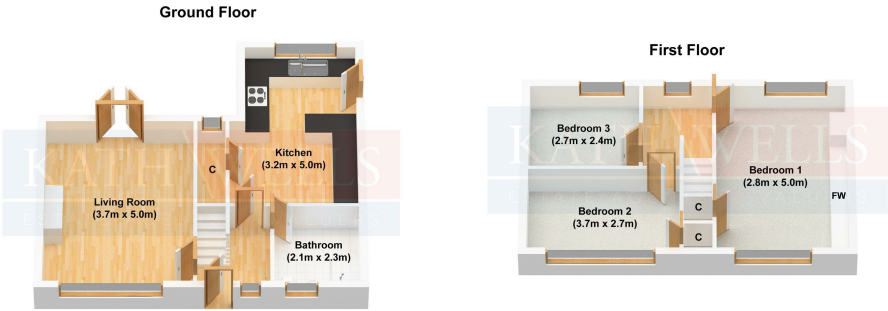
Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0065-0207-4605-3422-2204>

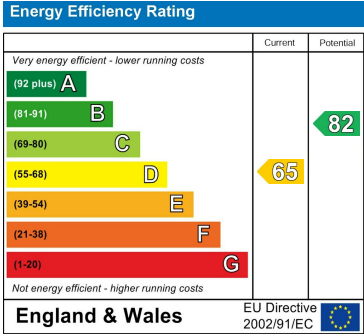
Floor Plan



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.