



Far Mead Croft | | LS29 7RR
Asking price £399,950

TW | **TRANMER
WHITE**
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5 Far Mead Croft | | LS29 7RR

Asking price £399,950

A well-proportioned three bedroomed, two bathroom home featuring a level south-west facing garden, garage and off-street parking.

Nestled within a peaceful cul de sac that forms part of a well-established residential area, this inviting property is positioned within a short walk of the village centre and train station.

- Three Bedrooms
- Off-Street Parking
- Private South-East Facing Garden
- Modern Kitchen

GROUND FLOOR

Entrance Hall

4'3 x 3'3 (1.30m x 0.99m)

With laminate wood flooring.

Cloakroom

5'7 x 3'1 (1.70m x 0.94m)

Comprising a hand wash basin, W.C. and laminate wood flooring.

Sitting Room

15'2 x 14'4 (4.62m x 4.37m)

A generous reception room featuring a gas fire with a marble surround and hearth. There is also a window overlooking the front garden and an understairs cupboard providing additional storage space.

Dining Kitchen

17'6 x 9'0 (5.33m x 2.74m)

A stylish kitchen, comprising base and wall units with coordinating worksurfaces. Integrated appliances include an oven, four-ring gas hob with hood over, fridge freezer, dishwasher and a washing machine. Additionally, the kitchen features French doors leading out to a South-West facing garden.



Secluded rear garden complete with a patio area, making it the perfect space for outdoor entertaining.



FIRST FLOOR

Landing

9'2 x 6'10 (2.79m x 2.08m)

With a window to the side elevation, hatch to the loft and a linen cupboard.

Bedroom

12'2 x 10'4 (3.71m x 3.15m)

An ample double with an outlook over the garden.

En Suite

8'0 x 3'0 (2.44m x 0.91m)

Comprising a walk-in shower with a folding glass screen, hand wash basin and a W.C.

Bedroom

10'4 x 8'10 (3.15m x 2.69m)

A double bedroom with a window to the front elevation.

Bathroom

6'9 x 5'9 (2.06m x 1.75m)

With a hand wash basin, W.C and a bath with a shower attachment plus glass screen.

Bedroom

9'1 x 6'10 (2.77m x 2.08m)

A single bedroom with a window to the rear elevation.

OUTSIDE

Front garden

A smartly maintained lawned garden.

Rear Garden

A South-West facing, principally lawned garden with a paved seating area ideal for outdoor entertaining. There is also mature shrubs and trees, providing a good degree of privacy.

Driveway

Providing off-street parking for one car.

Garage

16'10 x 9'1 (5.13m x 2.77m)

With an up-and-over door to the front and a single door to the rear of the property. Also housing a boiler.

Please Note

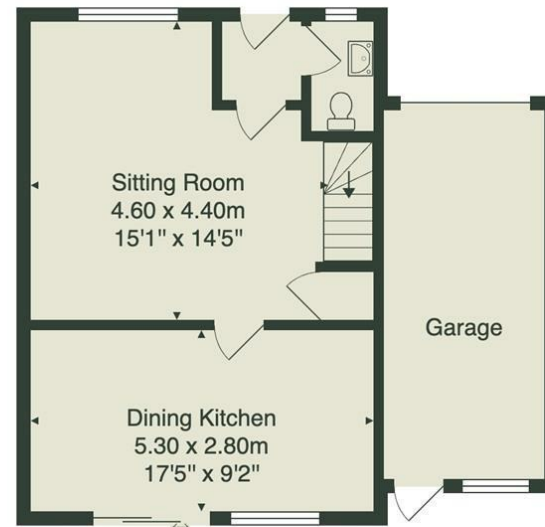
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

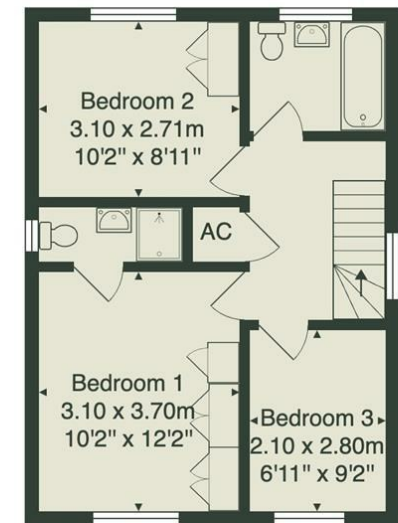
The mobile signal/coverage in this area can be verified via the following link:
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Ground Floor



First Floor

Total Area: 91.3 m² ... 982 ft² (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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