



**Farm Hill North, LEEDS LS7 2QE**



**welcome to**

**Farm Hill North, LEEDS**

\*Guide Price £280,000 - £290,000\* Offered with no onward chain, this spacious 3-bed semi-detached home is packed with potential! Two reception rooms, generous bedrooms, gardens front & rear, plus a gated driveway & garage.



## Farm Hill North

Offered with no onward chain, this three-bedroom semi-detached home is located in the sought-after area of Meanwood, close to local amenities, excellent transport links, and schools.

A much-loved family home for many years, it is now ready for its next chapter and offers spacious accommodation with scope for modernisation. The layout briefly comprises: an entrance hallway, lounge, dining room, and fitted kitchen to the ground floor. Upstairs, there are two generous double bedrooms, a further single bedroom, a house bathroom, and a separate WC.

Externally, the property benefits from a gated driveway and garage, providing off-street parking and storage, along with well-maintained gardens to the front and rear.

Internal viewing is highly recommended to fully appreciate the potential and space on offer.

## Ground Floor

### Entrance Hallway

Door to the front opening into the hallway with laminate flooring, radiator and window to the front

### Lounge

14' 2" x 11' 10" max ( 4.32m x 3.61m max )

A spacious lounge with gas fire place, radiator and window to the front

### Dining Room

11' 10" x 11' max ( 3.61m x 3.35m max )

A second reception room with laminate flooring, radiator and window

### Kitchen

The kitchen provides a range of wall and base units with laminate worktops, one bowl metal sink and tiled splash backs. Plumbing for washing machine, space for under counter fridge and gas cooker. Integrated under counter freezer, cupboard housing boiler (only 18months old) window to the rear.

## First Floor

### Landing

Stairs from the ground floor access to the loft via a hatch

### Bedroom One

12' 3" x 11' 10" max ( 3.73m x 3.61m max )

A double bedroom with radiator, ample space for free standing furniture and useful built in wardrobes, window to the front.

### Bedroom Two

11' 8" into alcove x 10' 10" ( 3.56m into alcove x 3.30m )

A second double bedroom with built in wardrobes, radiator and window to the rear.

### Bedroom Three

8' 10" x 6' 11" max ( 2.69m x 2.11m max )

A good sized single bedroom with built in wardrobes, radiator and window to the front

### Bathroom

The bathroom comprises; panel bath, wash basin unit, radiator, tiled flooring and walls, unit housing water tank and window to the back

### Separate Wc

Wc, window to the side, tiled flooring and part tiled walls.

## Outside

To the front of the property there is a gated driveway providing off street parking. A well maintained garden to the front with mature bushes and brick wall to the front.

The driveway leads to the garage which is ideal for storage with electrics and light.

To the rear is the enclosed garden with paved area and steps leading down to a grassed area, mature bushes, outdoor tap, garden shed and greenhouse. Useful storage hatch underneath the house.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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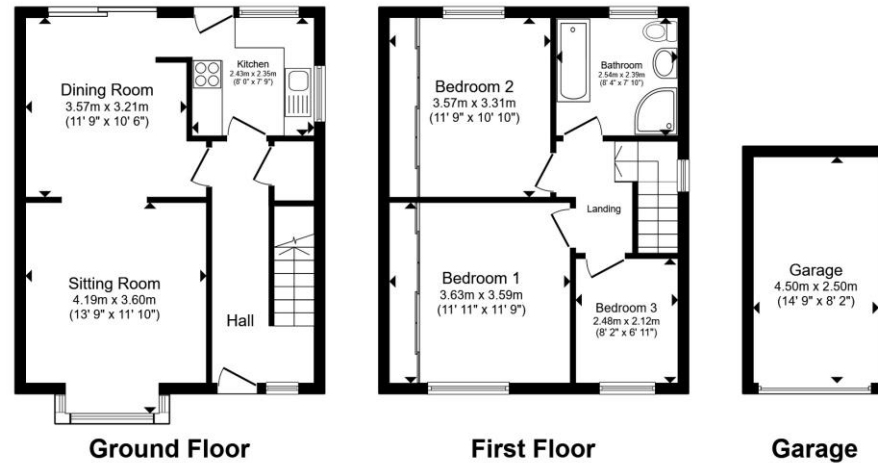
## Farm Hill North, LEEDS

- \*Guide Price £280,000 - £290,000\*
- Three Bedroom Semi-detached Home
- Driveway & Garage
- Offered with NO CHAIN
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

guide price

**£280,000**



Total floor area 95.7 m<sup>2</sup> (1,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

  
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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HEA109574 - 0002

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