



Lawns House Chapel Lane, New Farnley LEEDS LS12 5DT

welcome to

Lawns House Chapel Lane, New Farnley LEEDS

Situated within an exclusive gated development with EXTENSIVE GROUNDS and PRIVATE WOODLAND. Boasting the WOW FACTOR, this period property must be seen to be truly appreciated! With an abundance of charm and character, high ceilings, SPACIOUS ROOMS, this property will suit a variety of buyers.



Lawns House

Stunning period home with an abundance of charm and character. Set in an exclusive gated development with private garden and parking, plus use of the communal gardens and private woodland. This is an absolute must see!

Entrance Hallway

21' 6" x 18' 5" (6.55m x 5.61m)

A most impressive entrance hallway with tiled flooring, useful storage, washer dryer and central heating radiator. Flooded with light from the window that rises to the top of the property.

Cloakroom

Downstairs WC with wooden flooring, radiator rail, low flush WC, sink and extractor fan.

Lounge

17' 9" x 16' 8" (5.41m x 5.08m)

Wooden flooring, double glazed windows to the front elevation, gas fire and two central heating radiators.

Kitchen

17' 7" x 11' 8" (5.36m x 3.56m)

Luxury fitted kitchen with wall hung, drawer and base units with complimentary worktop surfaces over, tiled splashbacks, sink, dish washer, range oven, fridge freezer, tiled flooring, double glazed windows to the front and side elevation, central heating radiator.

Cellar

25' 2" x 17' 3" (7.67m x 5.26m)

Great sized vaulted cellar space for a gym and storage.

Landing

26' 5" x 7' 2" (8.05m x 2.18m)

The most impressive landing area has floor to ceiling windows flooding the property with natural light. With built in book shelf and two central heating radiators.

Bedroom 1

24' x 5' 6" (7.32m x 1.68m)

An extremely spacious double room with double glazed windows to the front elevation, slide up shutter blinds, carpet and two central heating radiators.

En-Suite

6' 2" x 5' 5" (1.88m x 1.65m)

The fully tiled ensuite has a walk in shower, low flush WC, sink, heated towel rail.

Bedroom 2

18' 2" x 5' (5.54m x 1.52m)

Another generous bedroom being carpeted, having a central heating radiator, double glazed windows to the front and side.

En-Suite

6' 1" x 7' 1" (1.85m x 2.16m)

Walk in shower cubicle, low flush WC and wash hand basin.

Bedroom 3

14' 1" x 8' 2" (4.29m x 2.49m)

With double glazed windows to the front and central heating radiator.

Bathroom

15' 4" x 5' 2" (4.67m x 1.57m)

Modern bathroom comprising of bath with shower over, sink, low level WC, tiled flooring and heated towel rail.

Loft

Loft area.

Outdoor Area

The property is reached through electric gates, with private patio area, communal and guest parking, communal bin area and bike shed.



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welcome to

Lawns House Chapel Lane, New Farnley LEEDS

- THREE DOUBLE BEDROOMS
- CHARACTER FEATURES
- HIGH SPEC FIXTURES AND FITTINGS
- PARKING FOR TWO CARS
- PRIVATE GARDEN PLUS COMMUNAL GROUNDS & WOODLAND

Tenure: Freehold EPC Rating: C

guide price

£420,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY113580 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk