



**Green Hill Gardens, Farnley Leeds LS12 4HE**

**welcome to**

**Green Hill Gardens, Farnley Leeds**

**\*\* GUIDE PRICE £190,000 - £200,000 \*\* OPEN HOUSE EVENT CALL TO BOOK YOUR VIEWING SLOT** Situated in a Cul De Sac position with off road parking, this three bedroom semi-detached property, attractively priced, is a must see. Close to schools and ring road links.



## Green Hill Gardens

Spacious semi-detached property briefly comprising of Entrance Hall, Lounge Diner, Kitchen, and Three bedrooms, Bathroom, Gardens, Drive and Garage

### Entrance Porch

PVc and glazed front entrance door leading to the welcoming entrance hall with carpet, radiator and frosted double glazed window to the side elevation.

### Lounge Dining Room

22' 9" x 9' 8" (6.93m x 2.95m)

A fantastic sized family room flooded with natural light with patio doors leading to the garden, with two radiators and with double glazed windows to the front elevation.

### Kitchen

8' 6" x 9' 4" (2.59m x 2.84m)

Fitted kitchen comprising of wall hung, drawer and base units with worktop surfaces over, tiled walls, plumbing for washer, sink, gas hob, electric oven, useful breakfast bar, laminate flooring and side door to the garden.

### Landing

7' 8" x 7' 3" (2.34m x 2.21m)

Staircase rising to the first floor.

### Bedroom 1

12' 8" x 8' 6" (3.86m x 2.59m)

With built in wardrobes, double glazed windows to the front elevation, carpet and radiator

### Bedroom 2

10' 6" x 9' 5" (3.20m x 2.87m)

With built in storage, carpet, and radiator and double glazed windows to the front elevation.

### Bedroom 3

10' 1" x 7' 8" (3.07m x 2.34m)

With built in storage, carpet, radiator and double glazed window to the front elevation.

### Bathroom

8' 6" x 8' 5" (2.59m x 2.57m)

Fully tiled bathroom with three piece suite comprising of bath with shower over, vanity sink unit, low flush WC, wall mounted boiler, built in storage, laminate flooring and radiator.

### Outside Area

With a driveway to the side leading to a detached garden and gardens to the front and rear of the property.



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- GUIDE PRICE £190,000 - £200,000
- OPEN HOUSE EVENT CALL TO BOOK YOUR VIEWING
- GREAT OPPORTUNITY TO UPDATE
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: C

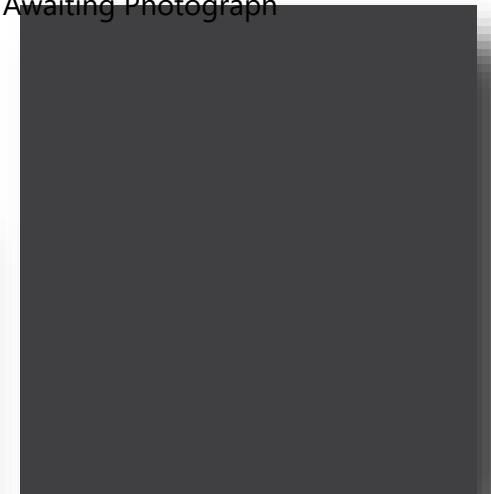
guide price

**£190,000**

Awaiting Photograph



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114075 - 0004

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