



Holme Farm Court, Leeds LS12 5UA

welcome to

Holme Farm Court, Leeds

GUIDE PRICE £300,000 - £310,000 A two double bedroom link detached bungalow, nicely presented throughout with spacious living accommodation. Situated in a quiet cul-de-sac in a lovely residential area. Early viewing is essential to appreciate what is on offer with this lovely home.



Entrance Hall

Enter from the front into the spacious hallway with useful built in storage cupboards and doors to all rooms.

Lounge/ Diner

20' x 15' 5" (6.10m x 4.70m)

A spacious, bright and airy room having an electric fire on a marble hearth with white surround, a lovely central focal point, carpet flooring, ample space for dining table and chairs and two radiators. There are two double glazed windows to the front and double glazed doors with windows to either side at the rear allowing a good amount of natural light to flow through.

Kitchen

11' 5" x 10' (3.48m x 3.05m)

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback, and there are integrated appliances. Also benefiting from vinyl flooring, a radiator, a double glazed window to the rear and an access door leading out to the garden.

Bedroom One

14' 5" x 10' (4.39m x 3.05m)

A good size double bedroom positioned to the rear elevation with fitted wardrobes and dressing table, carpet flooring, radiator and a double glazed window. There is access to en suite facilities.

En Suite

The en suite has tiling to splash areas and is fitted with a three piece suite comprising of a shower cubicle, wc and wash hand basin. There is also a double glazed window to the rear and a radiator.

Bedroom Two

10' 3" x 10' (3.12m x 3.05m)

A double bedroom positioned to the front elevation with carpet flooring, radiator and a double glazed window.

Shower Room

The shower room has tiling to splash areas and is fitted with a three piece suite comprising of a large walk in shower, wc, wash hand basin, radiator, vinyl flooring and a double glazed window to the front.

Outside

To the front of the property there is a garden laid to lawn with a path leading to the front door and round the side. There is also a driveway providing off street parking, leading to the garage. To the rear there is a private south facing garden mostly laid to lawn with a paved seating area, storage shed and fenced borders.

Garage

A single garage with an access door to the rear.



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Holme Farm Court, Leeds

- GUIDE PRICE £300,000 - £310,000
- Two Double Bedroom Link Detached Bungalow
- Nicely Presented Throughout
- Spacious Lounge/Diner
- Off Street Parking

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114536 - 0007

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