



Farrow Vale, Leeds LS12 3SZ

welcome to

Farrow Vale, Leeds

A viewing is highly recommended so as not to miss out on this lovely home that is sure to appeal to a range of buyers. Having solid oak flooring to the dining area, a kitchen that has been opened up to provide spacious living and walk in wardrobes to 3 bedrooms.



Farrow Vale

End terrace property briefly comprising of Entrance Hall, Downstairs WC, Lounge, Kitchen Diner, Four Bedrooms, Bathroom, Garden.

Entrance Hall

Front entrance door leading to the entrance hall

Downstairs Cloakroom

Downstairs WC with vinyl flooring, sink, central heating radiator.

Lounge

21' 8" x 10' 8" (6.60m x 3.25m)

Carpet, double; glazed window to the front, 2 radiators, double glazed French windows leading to the rear garden.

Kitchen Diner

17' 4" x 15' 1" (5.28m x 4.60m)

Part vinyl, part wood flooring, integrated dishwasher, electric oven, electric hob, stainless steel sink and drainer, useful storage cupboard, space for fridge freezer double glazed windows to the rear and side, external stable leading to the garden.

Landing

Staircase rising to the first floor.

Loft

Fully boarded loft with access ladder.

Bedroom 1

12' x 11' 1" (3.66m x 3.38m)

Good sized double with wood flooring, double glazed windows to the front and central heating radiator.

Bedroom 2

11' 1" x 11' (3.38m x 3.35m)

Another good sized second bedroom with laminate flooring, double glazed windows to the front, walk in wardrobes and central heating radiator.

Bedroom 3

10' 6" x 8' (3.20m x 2.44m)

With carpet, double glazed windows to the rear, central heating radiator, useful wardrobe space and access to the loft.

Bedroom 4

11' 7" x 9' (3.53m x 2.74m)

With laminate flooring and double glazed window.

Bathroom

8' 7" x 6' 3" (2.62m x 1.91m)

With bath and separate shower, low flush WC, wash hand basin, wood flooring, frosted double glazed window to the rear and heated towel rail.

External

Lawn to the front. On street parking. To the rear the private garden is fully fenced and has a decking area and storage unit. The far reaching views make this perfect for family enjoyment.

Agents Note

This property is of Non-Standard Construction - Type: Myton Newland. Please seek financial advice before proceeding. We are happy to assist with this.



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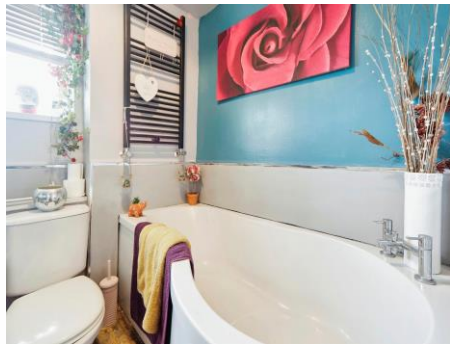
welcome to

Farrow Vale, Leeds

- Four Bedroom End Terrace
- Large Dining Kitchen
- Overlooking Green Space At The Rear
- Solid Oak Floor to Dining Room
- Fully Boarded Attic Space

Tenure: Freehold EPC Rating: D

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114738 - 0004

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