



**Farsley Beck Mews, Leeds LS13 1FL**

**welcome to**

**Farsley Beck Mews, Leeds**

GUIDE PRICE £140,000 - £150,000

Beautifully presented modern ground floor flat situated in this sought after, gated development, Boasting modern accommodation that includes TWO DOUBLE BEDROOMS, EN SUITE, Offered for sale with NO ONWARD CHAIN and





### **Farsley Beck Mews**

Gated entry leading to this beautifully presented ground floor two double bedroom flat near Farsley high street.

Good local amenities including gyms, nurseries, Aire View Primary, Springbank and Westroyd and with ease of access to Leeds, Bradford and beyond.

This lovely home is sure to appeal to a range of buyers and an internal viewing is strongly recommended. Ground floor apartment briefly comprises of: Entrance Hall, Lounge, Kitchen, Two Bedroom with the Master Bedroom being En-Suite, House Bathroom.

### **Entrance Hall**

Carpet, storage cupboard, cupboard with water tank, electric heater, intercom and alarm.

### **Lounge**

15' 6" x 11' 4" ( 4.72m x 3.45m )

Double glazed French doors leading onto grass area, carpet and electric heater.

### **Kitchen**

12' 2" x 7' 1" ( 3.71m x 2.16m )

Modern kitchen with wall hung, drawer and base units, complimentary worktop surfaces over, part tiled wall, stainless steel sink and drainer, electric hob, electric oven, integrated washing machine, double glazed window to the front elevation, electric heater, vinyl flooring and space for table and chairs.

### **Bedroom One**

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

Carpet, electric heater, double glazed window to the rear, fitted wardrobes.

### **En-Suite**

Park tiled walls, low flush WC, shower, sink and electric towel rail.

### **Bedroom Two**

11' 7" x 9' 8" ( 3.53m x 2.95m )

Carpet, double glazed windows to the rear, electric heater.

### **Bathroom**

6' 7" x 7' 4" ( 2.01m x 2.24m )

Modern bathroom suite comprising of bath with shower over, low flush WC, sink, mirrored cupboard, lino flooring and part tiled walls, electric towel rail.



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## **Farsley Beck Mews, Leeds**

- GUIDE PRICE £140,000 - £150,000
- Modern Ground Floor Apartment
- House Bathroom plus En Suite
- Two Double Bedrooms
- Lounge & Separate Kitchen

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115116 - 0004

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