



**Maple Croft, New Farnley, Leeds, LS12 5RU**



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## **Maple Croft, New Farnley Leeds**

Located on Maple Croft, this four-bedroom home offers front and rear gardens, driveway with garage, a bright conservatory, plus the convenience of a downstairs WC and utility room.



### Property Information

Situated on the sought-after Maple Croft, this spacious four-bedroom home offers versatile family living with both front and rear gardens, a driveway, and a garage providing ample parking. The property benefits from a bright conservatory overlooking the rear garden, a practical downstairs WC, and a well-equipped utility room. With generous accommodation throughout, this home combines comfort and convenience in a desirable location.

Adding to its appeal, the property is just minutes away from Farnley Academy and the picturesque Farnley Hall Park, making it ideal for families seeking both excellent education options and beautiful green spaces nearby.

### Entrance Hall

The entrance hall features lino flooring, understair storage, and a radiator.

### Lounge

The lounge is fitted with carpet, a double-glazed window to the front, a radiator, and a gas fire.

### Dining Room

The dining room, situated behind the lounge with a door leading to the conservatory, features lino flooring and a radiator.

### Kitchen

The kitchen features lino flooring, a double-glazed rear window, a radiator, an oven, a sink, fitted wall and base units, and modern ceiling spotlights.

### Utility Room

The utility room has lino flooring, a stainless steel sink, a radiator, and a door to the rear.

### Conservatory

The conservatory features lino flooring, a radiator, and a double-glazed window to the rear.

### Landing

The landing provides loft access and houses the water tank within the airing cupboard.

### Bedroom One

Bedroom One has carpet flooring, a radiator, and a double-glazed window to the front.

### Ensuite

The ensuite is fitted with tiled flooring, a double-glazed window to the front, a WC, a wash basin, and a shower.

### Bedroom Two

Bedroom Two is fitted with carpet, a radiator, and a double-glazed window to the rear.

### Bedroom Three

Bedroom Three is fitted with carpet, a radiator, and a double-glazed window to the front.

### Bedroom Four

Bedroom Four is fitted with carpet, a radiator, and a double-glazed window to the rear.

### Bathroom

The bathroom is fitted with tiled flooring, a double-glazed window to the rear, a WC, a wash basin, a shower, and a bath.

### Downstairs Wc

The downstairs WC comprises a wash basin, a WC, lino flooring, a radiator, and a double-glazed window to the rear.

### Loft Space

The loft space, accessed from the landing, is part boarded.

### Front Garden

The property benefits from a front garden, a large driveway, and access to an integrated garage.

### Rear Garden

The rear garden offers a patio, a lawned area, and is bordered by mature bushes and shrubs.

### Parking

The property benefits from a garage and a large driveway providing off-road parking.



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## **Maple Croft, New Farnley, Leeds**

- 4 BEDROOMS
- FRONT & REAR GARDEN
- DRIVEWAY
- GARAGE
- CONSERVATORY

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: E

**£425,000**



Please note the marker reflects the postcode not the actual property

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