

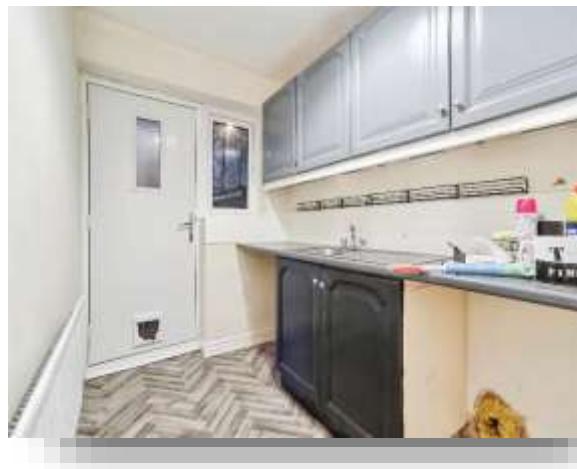


Maple Croft, New Farnley Leeds LS12 5RU

welcome to

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.



view this property online williamhbrown.co.uk/Property/PDY116371



welcome to

Maple Croft, New Farnley Leeds

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

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£425,000



view this property online williamhbrown.co.uk/Property/PDY116371

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PDY116371 - 0006

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk