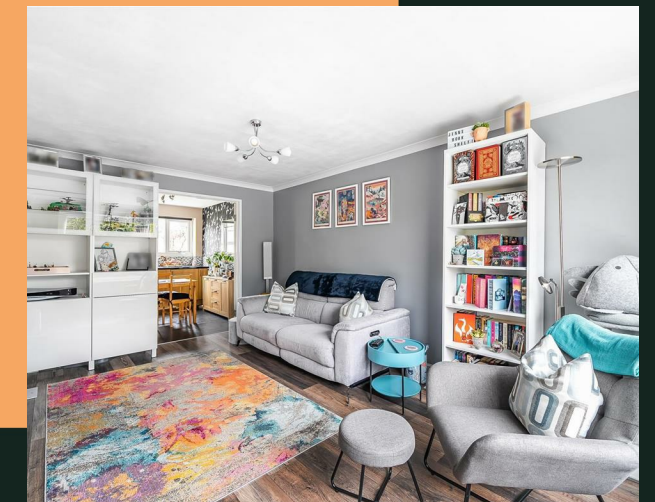
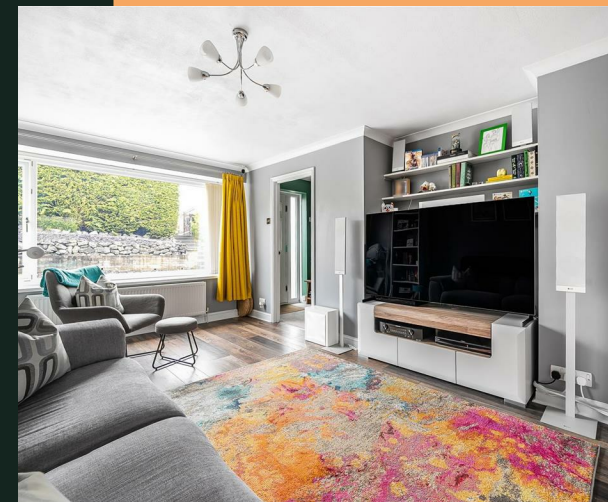


Tong Road, LS12

PROPERTY ADDRESS
583 Tong Road
Farnley
Leeds
LS12 5AT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



- 3-bedroom detached home
- Well presented throughout
- Easy reach to Ring Road providing fantastic links
- South facing landscaped rear garden

Hallway - welcoming entrance hall way with carpeted floor.

Living room (4.70 x 3.07) - large living space with wood effect flooring and on trend finishes.

Kitchen diner (4.60 x 3.12) - open plan kitchen with central dining space and LVT flooring. Generous amounts of modern kitchen units and integrated appliances such as; 5-burner gas hob, double oven, extractor unit, washing machine and dishwasher. The space also benefits from a storage cupboard which houses the boiler.

Bedroom one (4.42 x 2.67) - good size carpeted double bedroom with a range of integrated storage.

Bedroom 2 (3.45 x 2.67) - double bedroom with carpeted floor and integrated storage.

Bedroom 3 (2.82 x 1.83) - single room ideal for home office or nursery.

Bathroom - white three-piece bathroom suite with over head electric shower, chrome heated towel rail and tiled throughout.

External - to the front of the property is a stepped landscaped front garden with slate chippings and to the rear is a beautiful, easy to maintain south facing garden with artificial grass.

Garage - accessed via the garden or Stonebridge Grove providing useful storage

Council Tax Band - C

